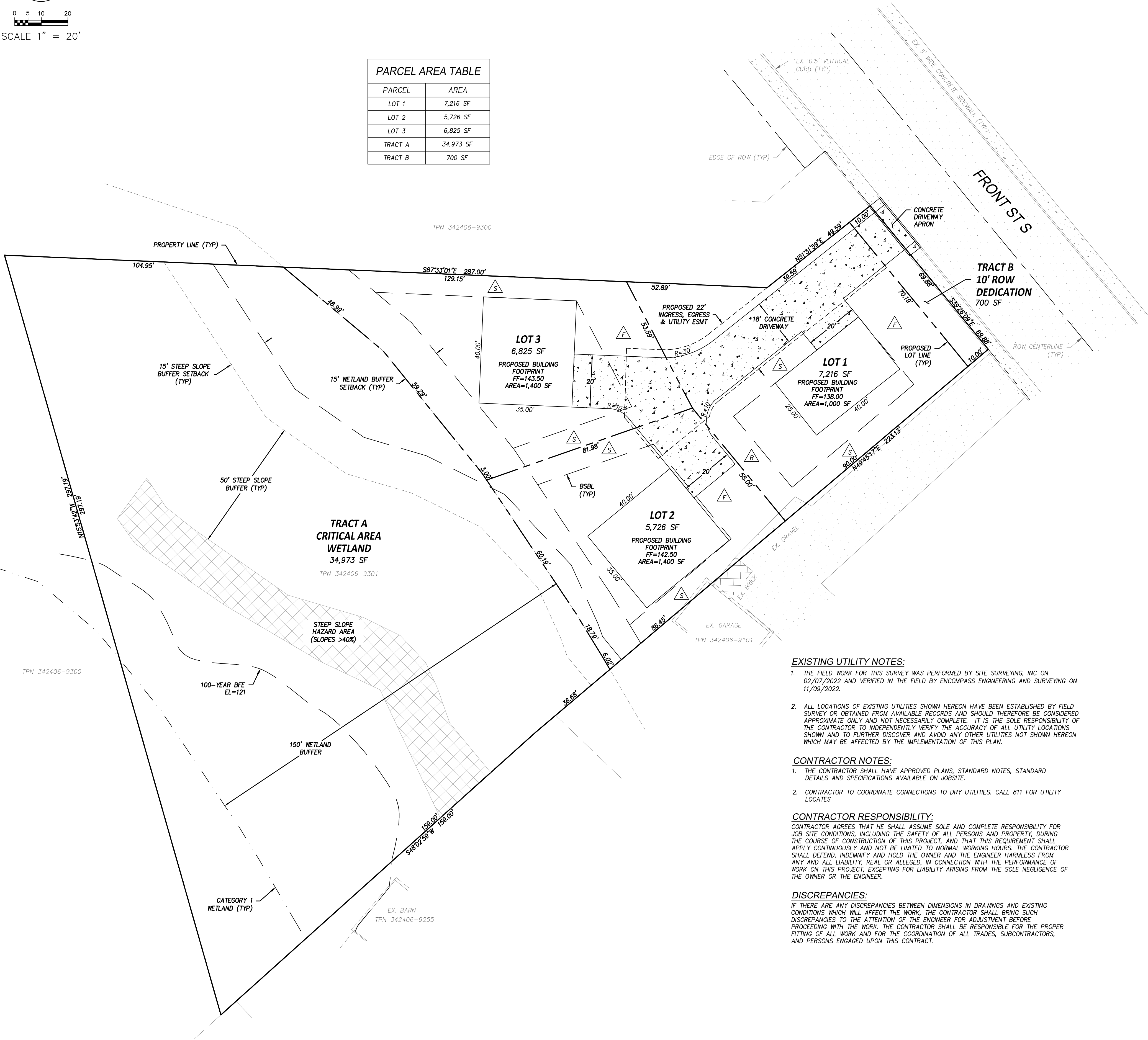


0 5 10 20

SCALE 1" = 20'

PARCEL AREA TABLE

PARCEL	AREA
LOT 1	7,216 SF
LOT 2	5,726 SF
LOT 3	6,825 SF
TRACT A	34,973 SF
TRACT B	700 SF



EXISTING UTILITY NOTES:

- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY SITE SURVEYING, INC ON 02/07/2022 AND VERIFIED IN THE FIELD BY ENCOMPASS ENGINEERING AND SURVEYING ON 11/09/2022.
- ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

CONTRACTOR NOTES:

- THE CONTRACTOR SHALL HAVE APPROVED PLANS, STANDARD NOTES, STANDARD DETAILS AND SPECIFICATIONS AVAILABLE ON JOBSITE.
- CONTRACTOR TO COORDINATE CONNECTIONS TO DRY UTILITIES. CALL 811 FOR UTILITY LOCATES

CONTRACTOR RESPONSIBILITY:

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

DISCREPANCIES:

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

PROJECT TEAM:

OWNER/ APPLICANT:	VAMSHI PRIYA AND KRANTHI BATHULA 4804 243RD CIRCLE SE SAMMAMISH WA 98029 (859) 536-9796
ENGINEER/ SURVEYOR:	GOSTA PHILIPPIDES, PE / STEVE McCASKEY, PLS ENCOMPASS ENGINEERING & SURVEYING 165 NE JUNIPER STREET, SUITE 201 ISSAQUAH, WA 98027 (425) 392-0250
ECOLOGIST:	JOHN ALTMANN ALTMANN OLIVER ASSOCIATES, LLC P.O. BOX 576 CARNATION, WA 98014 (425) 333-4535
GEOTECH:	KRISTINA WELLER, PE THE RILEY GROUP, INC. 17522 BOTHELL WAY NORTHEAST BOTHELL, WA 98011 (425) 415-0551
ARBORIST:	ANDY CROSSETT TREE FROG LLC P.O. BOX 307 DUVALL, WA 98019 (206) 310-8254

SITE DATA:

PROJECT SITE ADDRESS:	9XX FRONT STREET SOUTH ISSAQUAH, WA 98027
TAX PARCEL NO.:	342406-9301
PROPERTY AREA:	55,440 SF (1.27 AC) - PER SURVEY
TOTAL PROPOSED LOTS:	3
ZONING:	SINGLE FAMILY SUBURBAN (SF-S)
ALLOWED DENSITY:	4.5 DU/ACRE
MIN. LOT SIZE:	9,600 SF
MIN. LOT WIDTH:	70 FEET
MAX. IMPERVIOUS SURFACE:	40%
BASE HEIGHT:	30 FEET

BSBL DISTANCES:

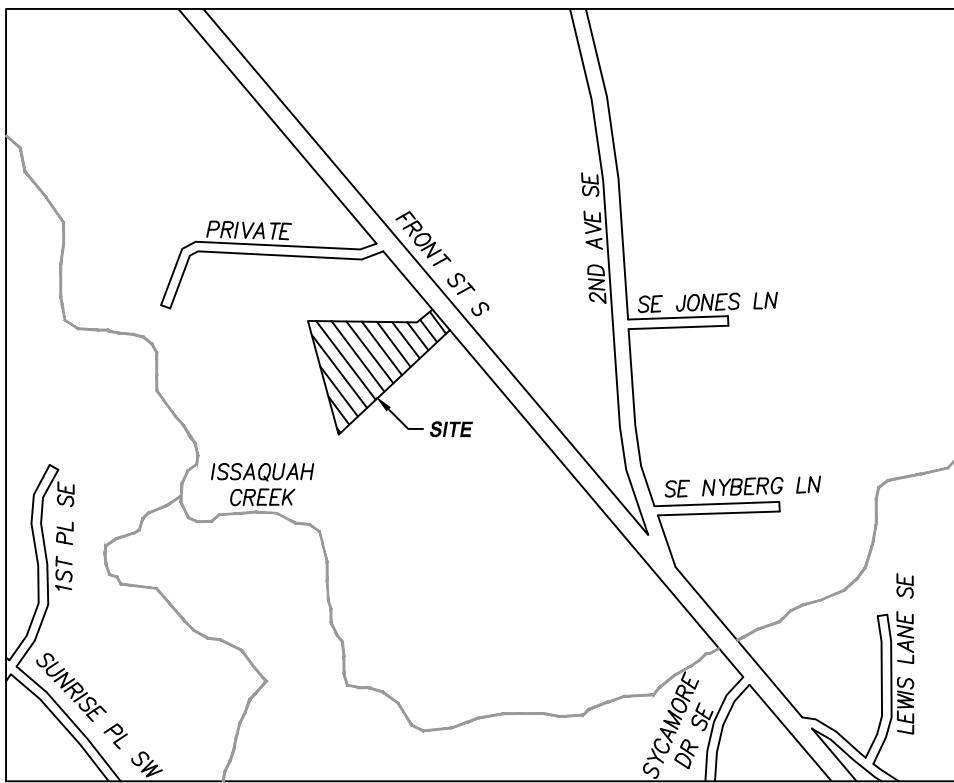
FRONT YARD:	20'
REAR YARD:	10'
SIDE YARD:	8'

UTILITY INFORMATION:

WATER:	CITY OF ISSAQUAH (425) 837-3050
SEWER:	CITY OF ISSAQUAH (425) 837-3070
TELEPHONE/CABLE:	COMCAST (855) 262-4789
GAS/POWER:	PUGET SOUND ENERGY 1 (888) 225-5773

SHEET INDEX

NAME	NO.
COVER SHEET	1 of 10
TOPOGRAPHIC SURVEY	2 of 10
SIGHT DISTANCE EXHIBIT	3 of 10
TESC & TREE RETENTION PLAN	4 of 10
TESC NOTES & DETAILS	5 of 10
GRADING & DRAINAGE PLAN	6 of 10
WATER & SEWER PLAN	7 of 10
STORM DETAILS	8 of 10
STREET DETAILS	9 of 10
WATER & SEWER DETAILS	10 of 10



VICINITY MAP
NTS

ON-SITE IMPERVIOUS AREAS:

LOT 1	
CONCRETE DRIVEWAY:	1,829 SF
BUILDING FOOTPRINT:	1,000 SF
TOTAL:	2,829 SF (39.20%)
LOT 2	
CONCRETE DRIVEWAY:	621 SF
BUILDING FOOTPRINT:	1,400 SF
TOTAL:	2,021 SF (35.29%)
LOT 3	
CONCRETE DRIVEWAY:	883 SF
BUILDING FOOTPRINT:	1,400 SF
TOTAL:	2,283 SF (33.45%)
ROW DEDICATION:	
CONCRETE DRIVEWAY/SIDEWALK:	183 SF
TOTAL:	183 SF (26.14%)

TOTAL ON-SITE IMPERVIOUS:	7,133 SF (12.87%)
TOTAL OFF-SITE IMPERVIOUS:	119 SF

*NOTE: AN ADDITIONAL 119 SF OF CONCRETE SIDEWALK IS PROPOSED OFF-SITE IN THE PUBLIC ROW.

CRITICAL AREA DENSITY CALCULATION
PER IMC 18.10.450

FORMULA: (ACRES IN CRITICAL AREA AND CRITICAL AREA BUFFER) (DU/ACRE) (DENSITY CREDIT) + (DU ALLOWED ON REMAINING ACREAGE OF SITE) = MAX DU ALLOWED
(0.80 CRITICAL AREA & BUFFER) (4.5 DU/AC) (40% DENSITY CREDIT) + 2 DU IN NET AREA = 3.44 OR 3 DU MAX

GRADING VOLUMES

CUT:	50 CY ±
FILL:	200 CY ±
NET:	150 CY ± (FILL)
*TO BE VERIFIED BY CONTRACTOR	

FIRE NOTE:

ALL HOMES REQUIRE FIRE SPRINKLERS W/APPROVED BACKFLOW DEVICE. ACCESS ROAD INCLUDING TURNAROUND REQUIRE FIRE LANE SIGNS TO BE INSTALLED PER IMC.

CSWGP

A CONSTRUCTION STORMWATER GENERAL PERMIT (CSWGP) FROM WASHINGTON DEPARTMENT OF ECOLOGY IS REQUIRED FOR LAND DISTURBING ACTIVITIES 1 ACRE OR GREATER.



Know what's below.
Call before you dig.

APPROVAL CONDITIONS

DSD Planner	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed and determined to be not applicable.		<input type="checkbox"/> Reviewed and determined to be not applicable.	

DSD Planner

Date

☐ Reviewed and determined to be not applicable.



Land Development Manager

Date

ONLY SHEETS WITH AUTHORIZING SIGNATURES
HAVE BEEN APPROVED FOR CONSTRUCTION

REVISIONS

DESCRIPTION	BY	DATE



12/14/2022

FRONT STREET SHORT PLAT
VAMSHI PRIYA & KRANTHI BATHULA
COVER SHEET

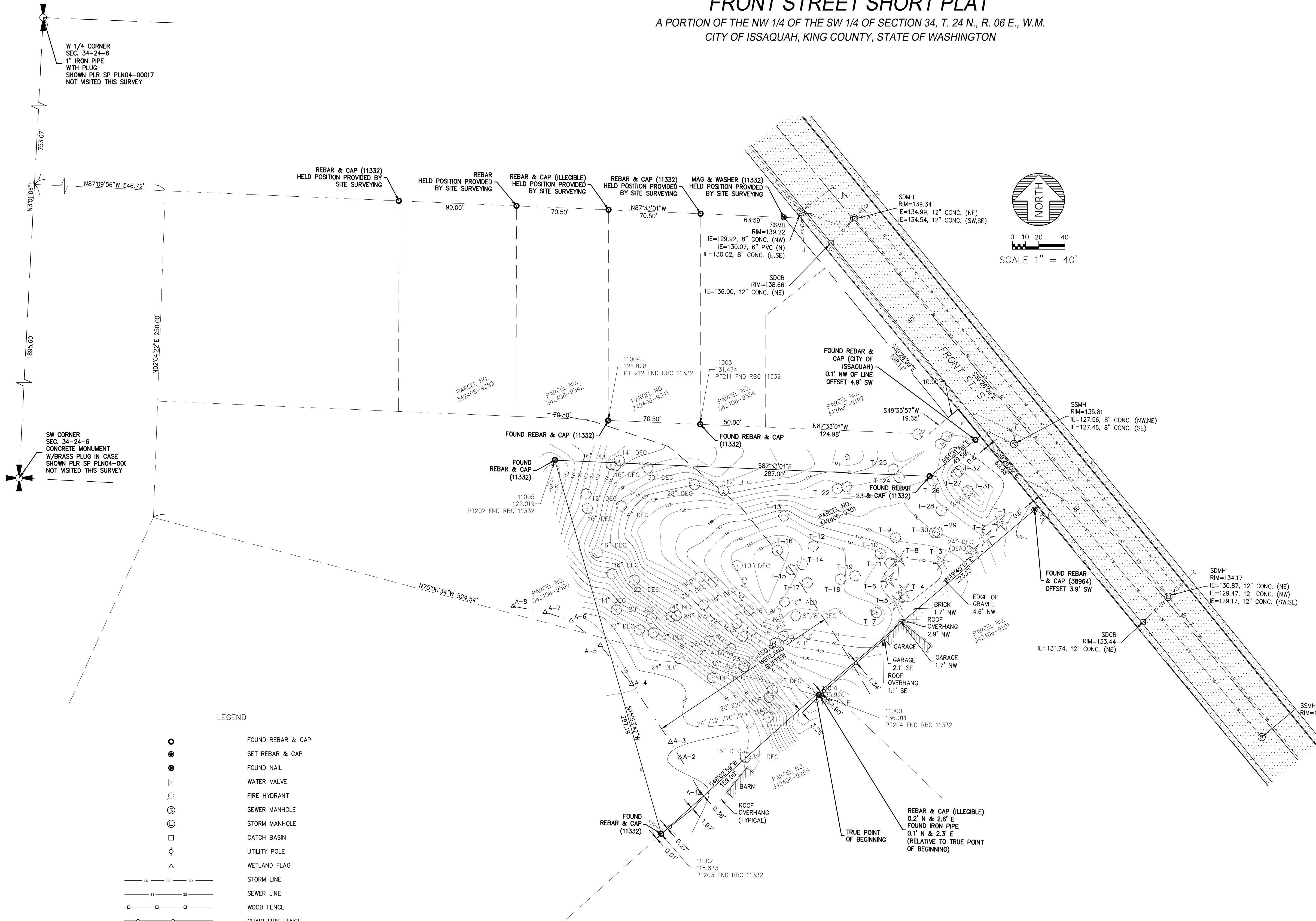


JOB NO.	22679
DATE	12/14/2022
SCALE	1"=20'
DESIGNED	IMD
DRAWN	PMS
CHECKED	CP
APPROVED	CP

SHEET 1 of 10

FRONT STREET SHORT PLAT

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.
CITY OF ISSAQUAH, KING COUNTY, STATE OF WASHINGTON



TAX PARCEL
342406-9301

VERTICAL DATUM
ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY WCCS SURVEY CONTROL DATABASE.

THE MARK IS A BRASS DISK SET IN SIDEWALK ON THE WEST SIDE OF FRONT STREET S, APPROXIMATELY 150 FEET NORTH OF THE DRIVEWAY TO HOUSE #1025.

POINT ID NO. 2428;
ELEVATION: 132.464 FEET (40.375 METERS) NAVD 88

1.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 0.5' FOR THIS PROJECT.

HORIZONTAL DATUM
NAD 83(2011)

BASIS OF BEARINGS
N03°01'06"E ON EAST LINE OF SW 1/4 SEC. 34, TWP. 24 N., RNG. 6 E., W.M.

- INSTRUMENTATION
- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
 - INSTRUMENTATION FOR THIS SURVEY WAS A 3--SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
 - THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN FEBRUARY 2022 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
 - UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
 - ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.
 - THIS SURVEY IS TO SUPPLEMENT AND UPDATE A SURVEY PERFORMED BY SITE SURVEYING, INC. DATED 2/7/2022

LEGAL DESCRIPTION
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT WHEN MEASURED ALONG THE SECTION AND SUBDIVISION LINES IS 1895.60 FEET NORTH AND 546.72 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 34;
THENCE SOUTH 01°02'23" WEST 250.00 FEET;
THENCE SOUTH 76°02'33" EAST 524.54 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 47°01'00" WEST 159.00 FEET;
THENCE NORTH 16°55'41" WEST 297.19 FEET;
THENCE SOUTH 88°35'00" EAST 287.00 FEET;
THENCE NORTH 50°30'00" EAST 45.68 FEET, MORE OR LESS, TO THE SOUTHWESTERLY MARGIN OF THE ISSAQUAH-HOBART REVISION ROAD NO. 1349;
THENCE SOUTH 40°26'07" EAST ALONG SAID MARGIN 70.00 FEET TO A POINT WHICH BEARS NORTH 48°43'18" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 48°43'18" WEST 219.17 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF ISSAQUAH, COUNTY OF KING, STATE OF WASHINGTON.

- LEGEND
- FOUND REBAR & CAP
 - SET REBAR & CAP
 - FOUND NAIL
 - WATER VALVE
 - FIRE HYDRANT
 - SEWER MANHOLE
 - STORM MANHOLE
 - CATCH BASIN
 - UTILITY POLE
 - WETLAND FLAG
 - STORM LINE
 - SEWER LINE
 - WOOD FENCE
 - CHAIN LINK FENCE
 - TREE MAKER (SEE ARBORIST REPORT)
 - EVERGREEN TREE OR AS NOTED
 - DECIDUOUS TREE
 - CONCRETE
 - ASPHALT



Know what's below.
Call before you dig.

APPROVAL CONDITIONS

DSD Planner	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed and determined to be not applicable.		<input type="checkbox"/> Reviewed and determined to be not applicable.	
DSD Planner	Date		
<input type="checkbox"/> Reviewed and determined to be not applicable.			
Land Development Manager	Date		

ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION

FRONT STREET SHORT PLAT
VAMSHI PRIYA & KRANTHI BATHULA
TOPOGRAPHIC SURVEY

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 Issaquah, WA 98027 Phone: (425) 392-0250
Eastern Washington Division
407 Stillwater Blvd. Cle Elum, WA 98922 Phone: (509) 674-7433

JOB NO.	22679
DATE	11/09/2022
SCALE	1"=20'
DESIGNED	N/A
DRAWN	LFM
CHECKED	SDM
APPROVED	SDM

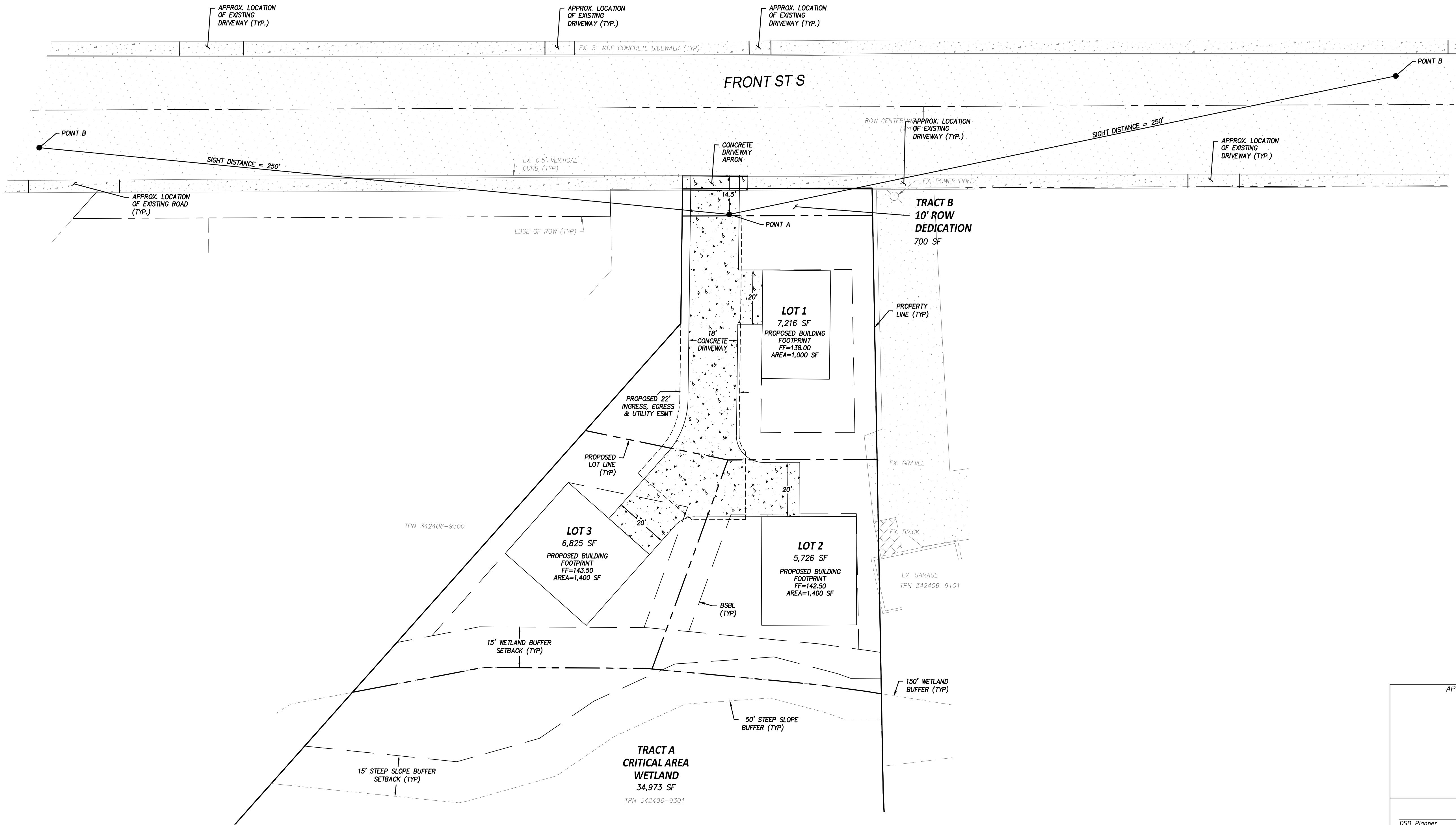


0 5 10 20

SCALE 1" = 20'

FRONT STREET SHORT PLAT

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.
CITY OF ISSAQUAH, KING COUNTY, STATE OF WASHINGTON



Know what's below.
Call before you dig.

APPROVAL CONDITIONS

DSD Planner Date DSD Engineer Date

☐ Reviewed and determined to be not applicable. ☐ Reviewed and determined to be not applicable.

DSD Planner Date

☐ Reviewed and determined to be not applicable.



Land Development Manager Date

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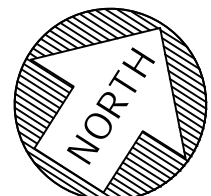
12/14/2022

FRONT STREET SHORT PLAT
VAMSHI PRIYA & KRANTHI BATHULA
SIGHT DISTANCE EXHIBIT

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 Issaquah, WA 98027 Phone: (425) 392-0250
407 Southwest Blvd. Cle Elum, WA 98922 Phone: (509) 674-7433

JOB NO. 22679
DATE 12/14/2022
SCALE 1"=20'
DESIGNED IMD
DRAWN PMS
CHECKED CP
APPROVED CP

SHEET 3 of 10

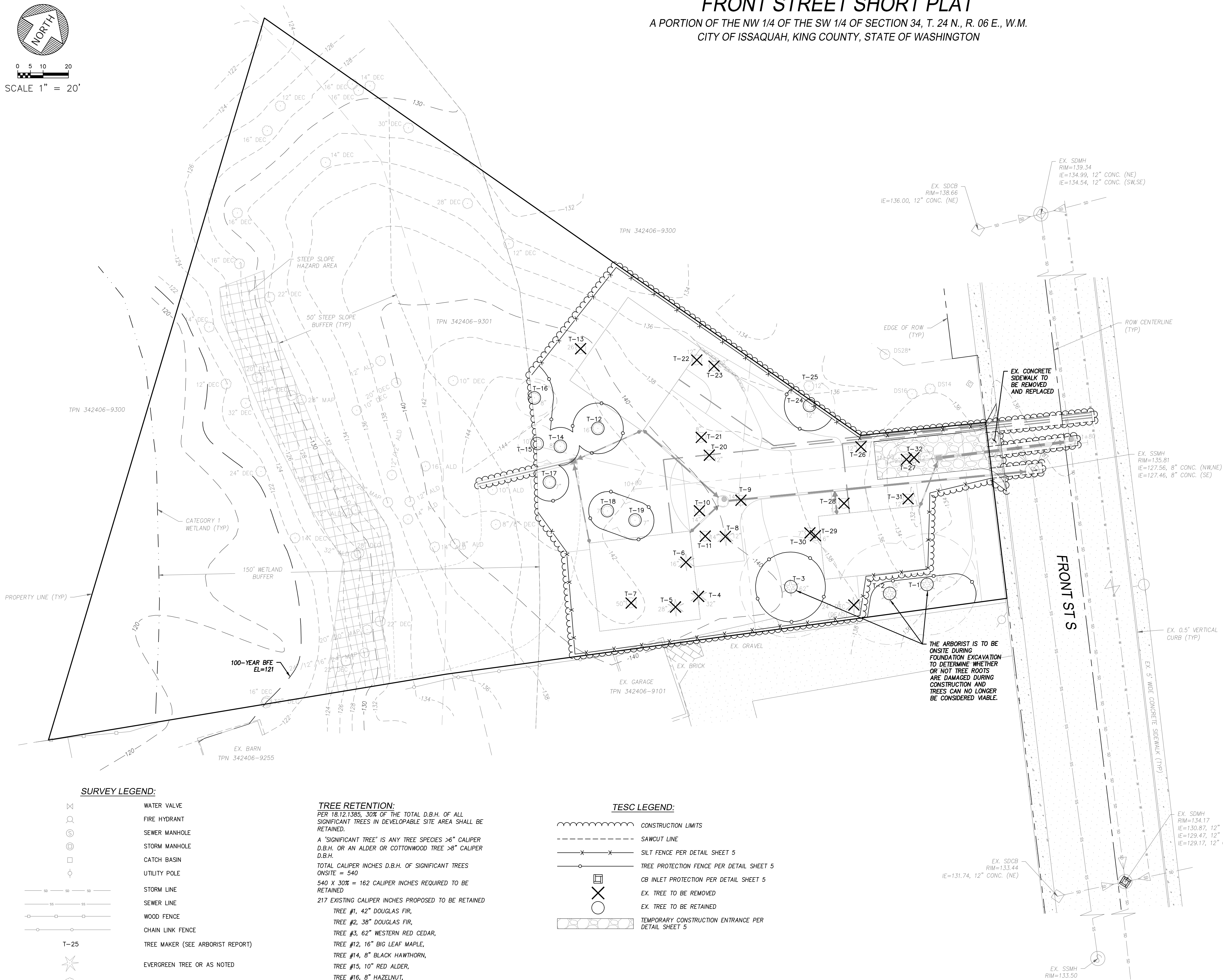


0 5 10 20

SCALE 1" = 20'

FRONT STREET SHORT PLAT

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.
CITY OF ISSAQUAH, KING COUNTY, STATE OF WASHINGTON



SURVEY LEGEND:

- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- STORM MANHOLE
- CATCH BASIN
- UTILITY POLE
- STORM LINE
- SEWER LINE
- WOOD FENCE
- CHAIN LINK FENCE
- TREE MAKER (SEE ARBORIST REPORT)
- EVERGREEN TREE OR AS NOTED
- DECIDUOUS TREE
- TREE DRIPLINE PER ARBORIST
- CONCRETE
- ASPHALT

TREE RETENTION:

PER 18.12.1385, 30% OF THE TOTAL D.B.H. OF ALL SIGNIFICANT TREES IN DEVELOPABLE SITE AREA SHALL BE RETAINED.
A 'SIGNIFICANT TREE' IS ANY TREE SPECIES >6" CALIPER D.B.H. OR AN ALDER OR COTTONWOOD TREE >8" CALIPER D.B.H.
TOTAL CALIPER INCHES D.B.H. OF SIGNIFICANT TREES ONSITE = 540
540 X 30% = 162 CALIPER INCHES REQUIRED TO BE RETAINED
217 EXISTING CALIPER INCHES PROPOSED TO BE RETAINED
TREE #1, 42" DOUGLAS FIR,
TREE #2, 38" DOUGLAS FIR,
TREE #3, 62" WESTERN RED CEDAR,
TREE #12, 16" BIG LEAF MAPLE,
TREE #14, 8" BLACK HAWTHORN,
TREE #15, 10" RED ALDER,
TREE #16, 8" HAZELNUT,
TREE #17, 7" BLACK HAWTHORN,
TREE #18, 7" BLACK HAWTHORN,
TREE #19, 7" RED ALDER,
TREE #24, 12" BITTER CHERRY,

MINIMUM 162 CALIPER INCHES REQUIRED TO BE RETAINED.
217 CALIPER INCHES PROPOSED TO BE RETAINED

TESC LEGEND:

- CONSTRUCTION LIMITS
- SAWCUT LINE
- SILT FENCE PER DETAIL SHEET 5
- TREE PROTECTION FENCE PER DETAIL SHEET 5
- CB INLET PROTECTION PER DETAIL SHEET 5
- EX. TREE TO BE REMOVED
- EX. TREE TO BE RETAINED
- TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL SHEET 5

TREE TABLE:

Tree ID	Parcel/Location	Species	DBH (inches)	Health Condition	Structural Condition	Combined Viability	Average Diameter (radius)	TFC radius (ft.)	Landmark (Tree/No)	Proposed Action	Risk Rating
1	3424069301	Douglas fir Pseudotsuga menziesii	42	Good	Good	Viable	20'	20'	Yes	Unknown	Low
2	3424069301	Douglas fir Pseudotsuga menziesii	38	Good	Good	Viable	20'	20'	Yes	Unknown	Low
3	3424069301	Western Redcedar Thuja plicata	62	Good	Good	Viable	20'	20'	Yes	Unknown	Low
4	3424069301	Western Redcedar Thuja plicata	32	Good	Good	Viable	15'	15'	Yes	Unknown	Low
5	3424069301	Western Redcedar Thuja plicata	28	Good	Good	Viable	15'	15'	No	Unknown	Low
6	3424069301	Western Redcedar Thuja plicata	16	Good	Good	Viable	15'	15'	No	Unknown	Low
7	3424069301	Bigleaf Maple Acer macrophyllum	50	Good	Good	Viable	20'	20'	Yes	Unknown	Low
8	3424069301	Western Redcedar Thuja plicata	12	Good	Good	Viable	10'	10'	No	Unknown	Low
9	3424069301	Western Redcedar Thuja plicata	14	Good	Good	Viable	10'	10'	No	Unknown	Low
10	3424069301	Red Alder Alnus rubra	14	Good	Good	Viable	10'	10'	No	Unknown	Low
11	3424069301	Red Alder Alnus rubra	14	Good	Good	Viable	10'	10'	No	Unknown	Low
12	3424069301	Bigleaf Maple Acer macrophyllum	16	Good	Good	Viable	10'	10'	No	Unknown	Low
13	3424069301	Bigleaf Maple Acer macrophyllum	26	Good	Good	Viable	15'	15'	No	Unknown	Low
14	3424069301	Black Hawthorn Cotoneaster douglasii	8	Good	Good	Viable	7.5'	7.5'	No	Unknown	Low
15	3424069301	Red Alder Alnus rubra	10	Good	Good	Viable	7.5'	7.5'	No	Unknown	Low
16	3424069301	Hazelnut Corulus cornuta	8	Good	Good	Viable	7.5'	7.5'	No	Unknown	Low
17	3424069301	Black Hawthorn Cotoneaster douglasii	7	Good	Good	Viable	7.5'	7.5'	No	Unknown	Low
18	3424069301	Black Hawthorn Cotoneaster douglasii	7	Good	Good	Viable	7.5'	7.5'	No	Unknown	Low
19	3424069301	Red Alder Alnus rubra	7	Good	Good	Viable	7.5'	7.5'	No	Unknown	Low
20	3424069301	Black Cottonwood Populus trichocarpa	12	Good	Good	Viable	10'	10'	No	Unknown	Low
21	3424069301	Silver Birch Betula pendula	8	Good	Good	Viable	7.5'	7.5'	No	Unknown	Low
22	3424069301	Bitter Cherry Prunus emarginata	12	Good	Good	Viable	10'	10'	No	Unknown	Low
23	3424069301	Bitter Cherry Prunus emarginata	12	Good	Good	Viable	10'	10'	No	Unknown	Low
24	3424069301	Bitter Cherry Prunus emarginata	12	Good	Good	Viable	10'	10'	No	Unknown	Low
25	3424069300 (off-site)	Bitter Cherry Prunus emarginata	12	Good	Good	Viable	10'	10'	No	Unknown	Low
26	3424069301	Bitter Cherry Prunus emarginata	12	Good	Good	Viable	10'	10'	No	Unknown	Low
27	3424069301	Bitter Cherry Prunus emarginata	12	Good	Good	Viable	10'	10'	No	Unknown	Low
28	3424069301	Bitter Cherry Prunus emarginata	12	Good	Good	Viable	10'	10'	No	Unknown	Low
29	3424069301	Bigleaf Maple Acer macrophyllum	6	Good	Good	Viable	7.5'	7.5'	No	Unknown	Low
30	3424069301	Bitter Cherry Prunus emarginata	7	Good	Good	Viable	7.5'	7.5'	No	Unknown	Low
31	3424069301	Bitter Cherry Prunus emarginata	12	Good	Good	Viable	10'	10'	No	Unknown	Low
32	3424069301	Silver Birch Betula pendula	12	Good	Good	Viable	10'	10'	No	Unknown	Low



APPROVAL CONDITIONS

DSD Planner Date DSD Engineer Date

☐ Reviewed and determined to be not applicable. ☐ Reviewed and determined to be not applicable.

DSD Planner Date

☐ Reviewed and determined to be not applicable.



Land Development Manager Date

ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION

REVISIONS

DESCRIPTION	BY	DATE



12/14/2022

FRONT STREET SHORT PLAT
VAMSHI PRIYA & KRANTHI BATHULA
TESC & TREE RETENTION PLAN

Encompass
ENGINEERING & SURVEYING
165 NE Juniper Street, Suite 201 Issaquah, WA 98027 Phone: (425) 392-0250
407 Sulfwater Blvd. Cle Elum, WA 98922 Phone: (509) 674-7433

JOB NO.	22679
DATE	12/14/2022
SCALE	1"=20'
DESIGNED	IMD
DRAWN	PMS
CHECKED	CP
APPROVED	CP

SHEET 4 of 10

GENERAL NOTES TO CONSTRUCTION PLANS:

- 1.1 CONTRACTORS SHALL LIMIT ALL CONSTRUCTION ACTIVITIES AND HEAVY EQUIPMENT OPERATION TO BETWEEN 7:00 AM AND 6:00 PM MONDAY THROUGH FRIDAY UNLESS ALTERNATIVE HOURS ARE APPROVED BY DSD.
- 1.2 CONTRACTORS SHALL HAVE A CITY OF ISSAQUAH BUSINESS LICENSE.
- 1.3 CONTRACTORS SHALL HAVE COPIES OF THE APPROVED PLANS, APPLICABLE CITY STANDARDS, AND THE SPILL RESPONSE PLAN ON-SITE AT ALL TIMES. THE "CITY STANDARDS" REFER TO THE CITY OF ISSAQUAH STREET STANDARDS DATED 2010, CITY OF ISSAQUAH WATER STANDARDS DATED OCTOBER 2013, AND CITY OF ISSAQUAH SEWER STANDARDS DATED 1988 AND REVISED 2005. GENERAL STANDARD DETAILS AND APPROVED MATERIALS LIST CAN CURRENTLY BE FOUND IN THE WATER STANDARDS AND APPLY TO ALL PROJECT ELEMENTS. SOME OF THESE CITY STANDARDS HAVE NOT BEEN STAMPED BY A PROFESSIONAL ENGINEER AND, PER WAC 196-23-020, THEY ARE PROVIDED AS ENGINEERING DESIGN AIDS ONLY. CONTRACTORS SHALL CONTACT THE ENGINEER AND DSD PRIOR TO USING ANY ELEMENTS OF THE CITY STANDARDS THAT ARE NOT SPECIFICALLY CALLED OUT IN THE GENERAL NOTES FOR ISSAQUAH ROADS & UTILITIES OR SHOWN ON THE PLANS & SPECIFICATIONS. CITY STANDARDS SHALL NOT BE APPROVED FOR USE UNLESS THEY ARE SPECIFICALLY REFERENCED IN THE APPROVED CONSTRUCTION PLANS OR THROUGH A DESIGN CHANGE APPROVED BY DSD.
- 1.4 CONTRACTORS SHALL REFUEL ALL EQUIPMENT ON-SITE USING DSD APPROVED METHODS AND PROCEDURES.
- 1.5 CONTRACTORS SHALL PROVIDE DSD INSPECTOR WITH A MATERIALS LIST A MINIMUM OF TEN WORKING DAYS BEFORE INSTALLATION. THE LIST SHALL INCLUDE MANUFACTURER AND/OR MODEL NUMBER (IF APPLICABLE) OF MATERIAL AND EQUIPMENT TO BE INSTALLED. THE MANUFACTURER'S TECHNICAL SPECIFICATIONS FOR PIPE, APPURTENANCES AND EQUIPMENT SHALL BE SUPPLIED TO DSD UPON REQUEST.
- 1.6 CONTRACTORS SHALL LAY ALL WATER, SEWER AND STORM DRAINAGE PIPELINES "UP-HILL" STARTING AT THE LOWEST MAIN ELEVATION. THE MAIN SHALL BE POSITIONED SO THAT THE BELL END IS ON THE HIGHER SIDE OF THE PIPE SEGMENT AND THE PLAN END INSERTED INTO THE BELL END. PIPE ENDS SHALL NOT BE DRIVEN HOME BUT SHALL BE POSITIONED WITH ADEQUATE ROOM FOR THERMAL EXPANSION OF THE PIPE NETWORK WITHOUT BUCKLING OR COMPRESSION OF THE JOINTS.
- 1.7 CONTRACTORS SHALL PLACE TRENCH BACKFILL IN UNIFORM LOOSE LIFTS NOT EXCEEDING 12-INCHES IN THICKNESS IN NON-TRAVELED AREAS OR 6-INCHES IN TRAVELED AREAS. TRENCH BACKFILL LOCATED BETWEEN THE BOTTOM OF THE PIPE AND 6-INCHES ABOVE THE PIPE CROWN SHALL NOT CONTAIN ROCKS LARGER THAN 3 INCHES IN DIAMETER. TRENCH BACKFILL LOCATED ABOVE THE PIPE ZONE SHALL MEET WSDOT SPEC. 9-03.14(3) OR AS APPROVED BY DSD. TRENCH BACKFILL LOCATED WITHIN THE TOP 4-FEET SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE SOIL'S MAXIMUM DRY DENSITY AS DETERMINED USING MODIFIED PROCTOR. COMPACTION TESTING IN TRENCHES GREATER THAN 4-FEET IN DEPTH MAY BE ACCOMPLISHED BY MAINTAINING A COMPACTION PATTERN PROVED TO MEET COMPACTION REQUIREMENTS. ALL NON WSDOT SPEC. MATERIAL SHALL INCLUDE GRADATION REPORT FOR DSD REVIEW AND APPROVAL PRIOR TO PLACEMENT.
- 1.8 CONTRACTORS SHALL NOT INSTALL ABOVE GROUND COPPER OR GALVANIZED MATERIALS OTHER THAN VAULT LIDS OR OTHER DSD APPROVED ITEMS.
- 1.9 DEVELOPER SHALL CONTRACT WITH A GEOTECHNICAL ENGINEER LICENSE IN THE STATE OF WASHINGTON TO SUPERVISE ALL TRENCH AND ROADWAY BACKFILL AND SIGNIFICANT GRADING ACTIVITIES. CONSTRUCTION RECORDS OF SOIL PLACEMENT AND COMPACTION TESTING SHALL BE TRANSMITTED TO DSD ON A WEEKLY BASIS. ALL TESTS SHALL INCLUDE A MAP SHOWING THE TESTING LOCATION, THE ISSAQUAH SW (FORMERLY PUB) # AND NAME OF PLAY SET USED FOR CONSTRUCTION. A SEPARATE REPORT SHALL BE ISSUED FOR EACH SW #.
- 1.10 DEVELOPER SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH DSD PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 4.0 STORMWATER
- 4.1 CONTRACTORS SHALL CONSTRUCT STORM PIPELINES AS IDENTIFIED ON THE APPROVED MATERIALS LIST. PIPE SHALL BE RATED FOR H2O SURFACE LOADS WHEN INSTALLED IN AREAS SUBJECT TO TRAFFIC.
- 4.2 CONTRACTORS SHALL INSTALL VANE TYPE CATCH BASIN GRATES UNLESS OTHERWISE NOTED.
- 4.3 CONTRACTORS SHALL INSTALL A 2X4 POST STENOILED "STORM" IN 2-INCH LETTERS WITH THE ELEVATION OF THE STUB INVERT PERMANENTLY MARKED. MARKER TO BE ATTACHED TO PIPE INVERT WITH MINIMUM 12 GAUGE WIRE. CONTRACTOR SHALL EXPOSE, SURVEY, AND BACKFILL ALL STUBS INSTALLED WITHOUT 2X4 POSTS AND INVERT ELEVATIONS. PROVIDING THE DEPTH OF THE STUB IS NOT ACCEPTABLE. CONTRACTOR MUST PROVIDE ACTUAL INVERT ELEVATION.

5.0 STREETS & SIDEWALKS

- 5.1 CONTRACTORS SHALL INSTALL PERMANENT ROADWAY MONUMENTS AT ALL PC'S, PT'S AND AT INTERSECTIONS. THE MONUMENTS SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAILS.
- 5.2 CONTRACTORS IMPACTED TO A MINIMUM OF 95 PERCENT OF THE SOIL'S MAXIMUM DRY DENSITY AS DETERMINED USING MODIFIED PROCTOR. RECYCLED ASPHALT PAVEMENT AND MINERAL AGGREGATE MAY BE USED FOR ROAD SUBGRADE IF APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. ALL SUBGRADE SHALL BE INSPECTED BY DSD PRIOR TO PLACEMENT OF BASE COURSE AND OTHER ROADWAY MATERIALS. HOT MIX ASPHALT SHALL BE COMPACTED TO 92 PERCENT OF THE MAXIMUM DENSITY.
- 5.3 CONTRACTORS SHALL REQUEST A PRE-FINAL LIFE (WEARING COURSE) INSPECTION FROM THE DSD A MINIMUM OF ONE BUSINESS DAY PRIOR TO FINAL LIFT PLACEMENT. THE DSD WILL INSPECT AND APPROVED THE ATB SURFACE PRIOR TO INSTALLATION OF THE FINAL LIFT. FINAL LIFT PAVING THAT IS PLACED WITHOUT DSD INSPECTION IS SUBJECT TO REMOVAL AND REPAIR AT THE CONTRACTOR'S SOLE COST.
- 5.4 DEVELOPER SHALL CONTRACT WITH A GEO-TECHNICAL ENGINEER LICENSE IN THE STATE OF WASHINGTON TO TEST THE SUBGRADE AT 200' MINIMUM SPACING FOR COMPLIANCE WITH THE COMPACTION STANDARD.
- 5.5 CONTRACTORS SHALL INSTALL CONCRETE SIDEWALKS WITH A BROOM FINISH AND 4-INCH SHINERS AT ALL EXPANSION JOINTS AND ALL EXPOSED EDGES, UNLESS OTHERWISE NOTED. SIDEWALKS SHALL BE 6-INCH MINIMUM THICKNESS WHERE SUBJECT TO TRAFFIC LOADS AND 4-INCH MINIMUM THICKNESS ELSEWHERE. EXPANSION JOINTS SHALL BE PLACED NO MORE THAN 20- FEET APART. CONCRETE SHALL BE PLACED OVER 4-INCHES OF COMPACTED SUBGRADE CONFORMING TO WSDOT 9-03.9(3).
- 5.6 CONTRACTORS SHALL REQUEST A PRE-POUR INSPECTION IN WRITING FROM DSD A MINIMUM OF ONE BUSINESS DAY PRIOR TO POURING ANY WHEELCHAIR RAMPS. DSD WILL INSPECT AND APPROVE THE WHEELCHAIR RAMP FORMS FOR ALIGNMENT BY SIGNING THE CONTRACTOR'S RE-LINE PLANS. WHEELCHAIR RAMPS THAT ARE POURED WITHOUT DSD INSPECTOR WRITTEN APPROVAL ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S SOLE COST. INSPECTION FOR ADA COMPLIANCE WILL BE CONDUCTED FOLLOWING THE CONCRETE POUR AND CURE.
- 5.7 SIDEWALKS, RAMPS, AND DRIVEWAYS THAT PROVIDE PEDESTRIAN ACCESSIBLE ROUTES SHALL COMPLY WITH THE FOLLOWING: CHANGES IN LEVEL UP TO 1/4-INCH MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN 1/4-INCH AND 1/2-INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1V:2H. CHANGES IN LEVEL GREATER THAN 1/2-INCH SHALL NOT BE ALLOWED.
- 6.0 CLEARING, GRADING AND EARTHWORK
- 6.1 CONTRACTORS MAY WORK USING THE APPROVED TESC MEASURES SHOWN ON THE PLANS. CONTRACTORS SHALL KEEP ALL ROADWAYS CLEAN AND FREE OF SEDIMENT, MUD, ROCK AND DEBRIS.
- 6.2 CONTRACTORS SHALL COMPACT ALL BUILDING AND PAVEMENT AREAS LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAYS IN UNIFORM LOOSE LIFTS NOT EXCEEDING 12-INCHES AND SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE SOIL'S MAXIMUM DRY DENSITY AS DETERMINED USING MODIFIED PROCTOR.

1. TESC COORDINATION

- A. THE APPLICANT MUST DESIGNATE A TESC SUPERVISOR WHO SHALL BE RESPONSIBLE FOR THE PERFORMANCE, MAINTENANCE, AND REVIEW OF TESC MEASURES AND FOR COMPLIANCE WITH ALL PERMIT CONDITIONS RELATING TO TESC. THE TESC SUPERVISOR SHALL BE A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD AS DEFINED BY THE DEPARTMENT OF ECOLOGY. NOTE: THE APPLICANT IS ULTIMATELY RESPONSIBLE FOR PERMIT COMPLIANCE, REGARDLESS OF WHO HIRES THE TESC SUPERVISOR.
- B. AN ONSIDE TESC PRECONSTRUCTION MEETING SHALL BE HELD BEFORE ANY WORK BEGINS TO REVIEW IMPLEMENTATION OF THE TESC PLANS.
- C. ANY PERMANENT FLOW CONTROL OR WATER QUALITY FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. INFILTRATION FACILITIES SHALL NOT BE USED FOR TESC.

2. TESC INSTALLATION

- A. TESC FACILITIES ARE REQUIRED YEAR ROUND.
- B. A TESC FIELD PRECON IS REQUIRED WITH THE DSD INSPECTOR PRIOR TO CONSTRUCTION.
- C. THE TESC FACILITIES REQUIRED BY THE PERMIT MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE SEDIMENT-LADEN WATER DOES NOT ENTER THE CITY DRAINAGE SYSTEM, SURFACE WATERS, OR WETLANDS. ADJACENT PROPERTIES SHALL BE PROTECTED FROM SEDIMENT-LADEN RUNOFF.
- D. THE BOUNDARIES OF ANY CLEARING LIMITS AND TREE PROTECTION INCLUDED IN THE PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE CLEARING LIMITS IS ALLOWED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE TESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION UNTIL FINAL LANDSCAPING OR OTHER PERMANENT SITE STABILIZATION.
- E. ANY STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ONSITE ROADS AND PAVED AREAS SHALL BE KEPT CLEAN TO MINIMIZE TURBIDITY IN RUNOFF. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, SHALL BE REQUIRED IF NEEDED TO ENSURE SEDIMENT IS NOT TRACKED OUT TO CITY STREETS. ANY DIRT TRACKED ONTO CITY STREETS SHALL BE SWEEPED AS NEEDED OR AS DIRECTED BY THE CITY OF ISSAQUAH. STREET SWEEPING IS NOT CONSIDERED A TESC MEASURE.
- F. TESC MEASURES SHALL BE APPLIED IN ACCORDANCE WITH APPENDIX D OF THE KING COUNTY SURFACE WATER DESIGN MANUAL, "EROSION AND SEDIMENT CONTROL STANDARDS". FOR EXAMPLE, FOR STRAW MULCH, THE MINIMUM THICKNESS IS 2 TO 3 INCHES.
- G. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) OR SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) SHALL BE IMMEDIATELY STABILIZED WITH APPROVED TESC METHODS (E.G. SEEDINGS, MULCHING, PLASTIC COVERING, ETC.). THESE TIME LIMITS MAY BE MODIFIED BY THE CITY TO ADDRESS SPECIFIC SITE CONDITIONS.
- H. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED OR OTHERWISE COVERED IN PREPARATION FOR THE WINTER RAINS. IF COVER MEASURES ARE NOT ESTABLISHED BY OCT 1, ADDITIONAL TESC MEASURES SHALL BE REQUIRED.

3. TURBIDITY MONITORING

- A. DISCHARGE FROM THE PROJECT SITE SHALL NOT EXCEED THE NTU LIMIT AT ALL TIMES UP TO THE 10 YEAR/24 HOUR STORM EVENT. THIS EVENT IS DEFINED AS 3.5 INCHES OF RAINFALL OVER A 24 HOUR PERIOD, AS MEASURED AT THE CITY'S RAIN GAGE. THE DISCHARGE LIMIT TO A NATURAL WATER BODY IS 5 NTU OVER BACKGROUND, OTHERWISE THE LIMIT SHALL BE 100 NTU. EXCEEDANCE OF THE NTU LIMIT IS CONSIDERED A VIOLATION OF THE PERMIT AND IS SUBJECT TO STOP WORK AND CODE VIOLATION PENALTIES.
- B. THE CITY OF ISSAQUAH WILL MEASURE THE TURBIDITY OF THE DISCHARGE AT THE DESIGNATED MONITORING POINTS TO VERIFY COMPLIANCE WITH THE DISCHARGE LIMIT. THE TESC SUPERVISOR SHALL BE NOTIFIED OF DISCHARGES ABOVE BACKGROUND OR 25 NTUS AS APPLICABLE, SO THAT ACTION CAN BE TAKEN TO KEEP DISCHARGES BELOW THESE THRESHOLD LEVELS. FOR PROJECT SITES WHERE DESIGNATING A MONITORING POINT IS NOT FEASIBLE (E.G. FLAT SITES), THE MONITORING LOCATIONS WILL BE AT THE DISCRETION OF THE CITY OF ISSAQUAH.
- C. MONITORING POINTS SHALL BE READILY ACCESSIBLE TO THE CITY OF ISSAQUAH AT ALL TIMES FOR ALL PHASES OF CONSTRUCTION.

4. ROUTINE TESC MAINTENANCE

- A. THE TESC FACILITIES SHALL BE INSPECTED BY THE TESC SUPERVISOR DAILY OR MORE OFTEN DURING RAINFALL AND MAINTAINED TO ENSURE PROPER FUNCTIONING. WRITTEN DOCUMENTATION IS REQUIRED FOR DISCHARGES ABOVE THE THRESHOLD LEVELS AND SHALL BE READILY AVAILABLE AT THE PROJECT SITE.
- B. THE TESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE MODIFIED AS NEEDED FOR UNEXPECTED STORM EVENTS OR OTHER UNFORESEEN CIRCUMSTANCES, AND TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.).
- C. THE TESC SUPERVISOR SHALL NOTIFY THE CITY OF ISSAQUAH PRIOR TO PUMPING ANY DISCHARGE OFFSITE OR TO CRITICAL AREAS.
- D. TESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.

5. UPDATED TESC PLANS

- A. REVISED TESC PLANS SHALL BE SUBMITTED TO THE CITY OF ISSAQUAH FOR REVIEW AND APPROVAL PRIOR TO SIGNIFICANT REVISIONS TO THE TESC MEASURES AS NEEDED TO ADDRESS PROJECT PHASING OR CHANGED CONDITIONS.
- B. FAILURE TO PROVIDE AND MAINTAIN APPROVED TESC FACILITIES AT CONSTRUCTION SITES IS CONSIDERED A VIOLATION OF THE PERMIT AND IS SUBJECT TO STOP WORK AND CODE VIOLATION PENALTIES.

6. OTHER POLLUTION CONTROL MEASURES

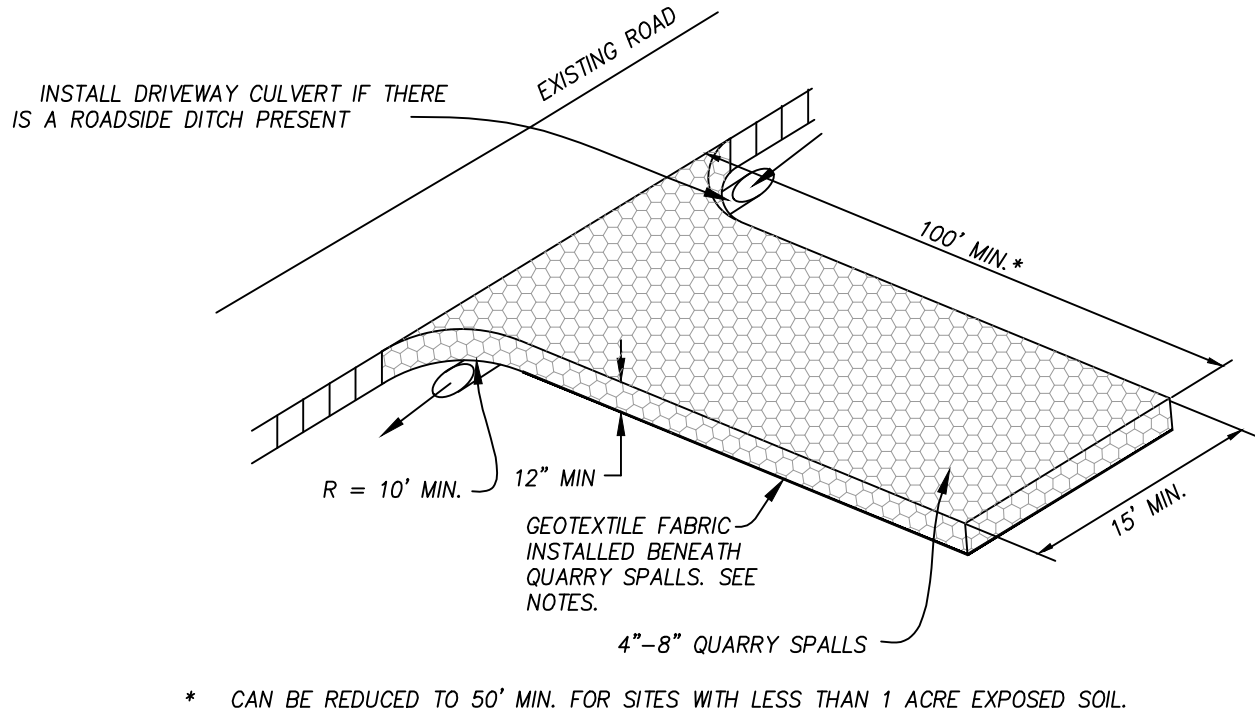
- A. THE CONTRACTOR SHALL USE THE APPROPRIATE POLLUTION CONTROL MEASURES TO ENSURE THAT NO LIQUID PRODUCTS OR CONTAMINATED WATER (SUCH AS RUNOFF FROM CONCRETE SLURRY) ENTERS THE STORM DRAINAGE SYSTEM, SURFACE WATERS, OR OTHERWISE LEAVES THE PROJECT SITE.

7.0 RECORD DRAWINGS

- 7.1 CONTRACTORS SHALL MAINTAIN HAND DRAWN RED-LINES, FIELD NOTES AND PHOTOGRAPHS ("FIELD DOCUMENT") OF ALL IMPROVEMENTS AS THE WORK PROGRESSES. CONTRACTOR'S FIELD DOCUMENTATION SHALL BE PERIODICALLY REVIEW THE CONTRACTOR'S FIELD DOCUMENTATION AND WILL STOP WORK IF THE CONTRACTOR IS NOT MAINTAINING ADEQUATE RECORDS.

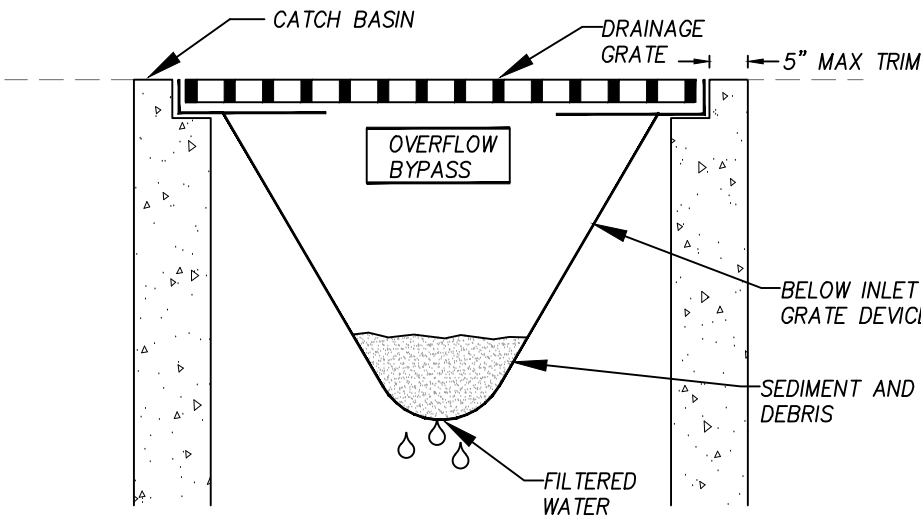
FRONT STREET SHORT PLAT

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.
CITY OF ISSAQUAH, KING COUNTY, STATE OF WASHINGTON



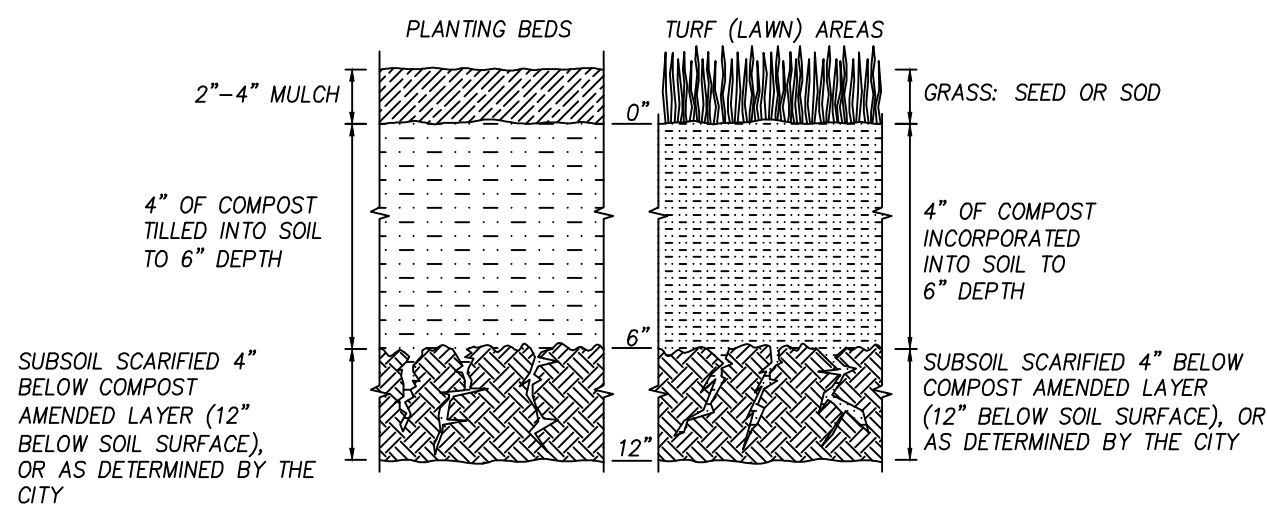
- IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD.
- PAD SHALL BE REMOVED AND REPLACED WHEN SOIL IS EVIDENT ON THE SURFACE OF THE PAD OR AS DIRECTED BY CITY INSPECTOR.
- RECYCLED CONCRETE IS NOT PERMITTED FOR USE IN CONSTRUCTION ENTRANCE, EROSION PROTECTION, OR TEMPORARY STABILIZATION ANYWHERE ON SITE.
- GEOTEXTILE FABRIC SHALL MEET WSDOT SPEC. 9-33.2(1) TABLE 3.
- IF THE MINIMUM SOFT ENTRANCE LENGTH CANNOT BE ACHIEVED DUE TO SITE CONSTRAINTS, TRACK-OUT CONTROL MATS, RUMBLE PLATES/GRATES, WHEEL WASH OR EQUIVALENT SHALL BE REQUIRED.
- IF TRACK OUT ONTO THE ROADWAY IS OCCURRING ADDITIONAL BMP MEASURES WILL NEED TO BE EMPLOYED.

STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



- PROTECTION SHALL BE PROVIDED FOR ALL STORM DRAIN INLETS DOWNSLOPE AND WITHIN 500 FEET OF A DISTURBED OR CONSTRUCTION AREA.
- INLET PROTECTION SHALL BE USED TO PROVIDE FILTRATION AND PASS LESS TURBID RUNOFF INTO THE EXISTING STORMWATER SYSTEM.
- SIZE THE BELOW GRATE INLET DEVICE FOR THE STORMWATER STRUCTURE IT WILL SERVICE.
- THE BELOW GRATE INLET DEVICE SHALL HAVE A BUILT-IN HIGH FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
- ANY SEDIMENT IN THE INSERT SHALL BE REMOVED WHEN THE SEDIMENT HAS FILLED ONE-THIRD OF THE AVAILABLE STORAGE. THE FILTER MEDIA FOR THE INSERT SHALL BE CLEANED OR REPLACED AT LEAST MONTHLY.
- THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE DEVICE WITHOUT SPILLING THE COLLECTED MATERIAL.

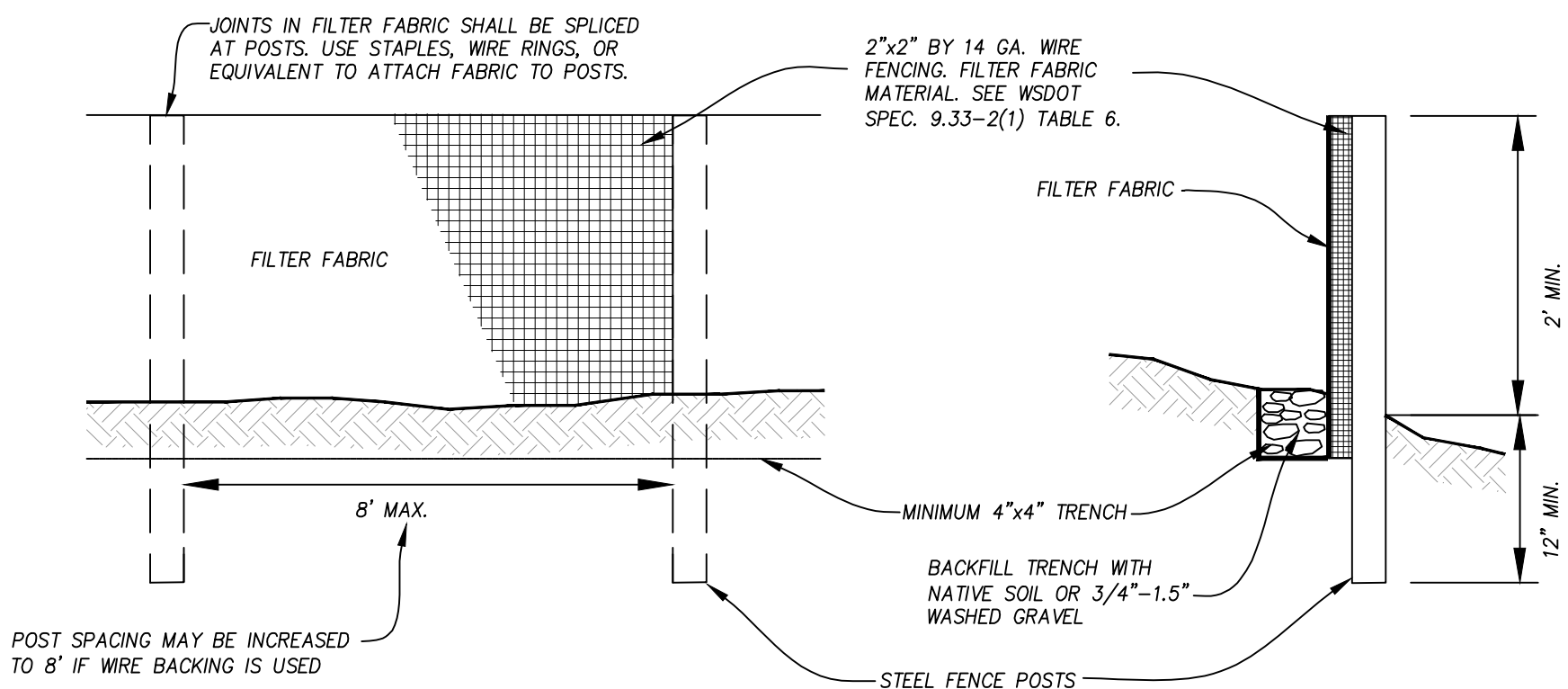
CATCH BASIN INSERT
N.T.S.



NOTES:

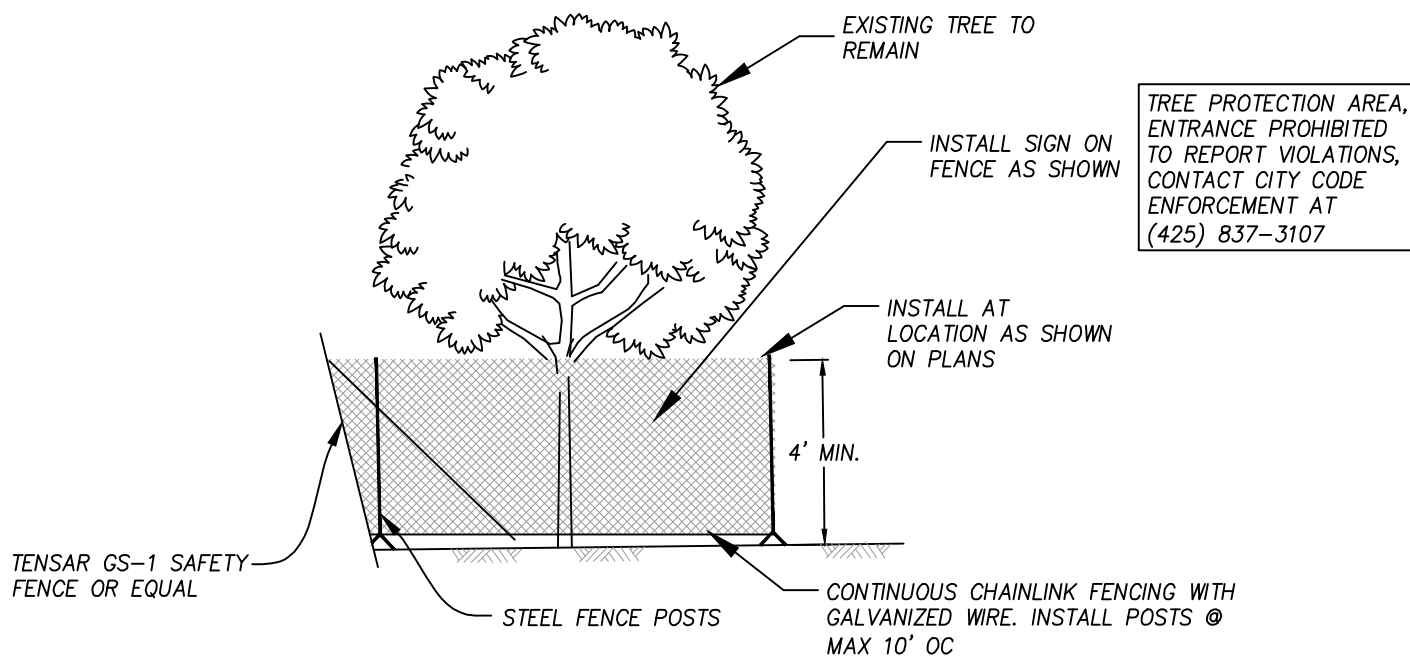
- POST CONSTRUCTION SOIL AMENDMENT IS REQUIRED ON ALL AREAS NOT COVERED BY IMPERVIOUS SURFACE WHERE SOIL IS DISTURBED DURING CONSTRUCTION.
- SEE KING COUNTY SURFACE WATER DESIGN MANUAL, REFERENCE 11C FOR SOIL AMENDMENT COMPOST SPECIFICATIONS.

SOIL AMENDMENT
N.T.S.



- DO NOT CONSTRUCT IN STREAMS OR V-SHAPED DITCHES. SILT FENCE IS NOT INTENDED TO TREAT CONCENTRATED FLOWS, NOR IS IT INTENDED TO TREAT SUBSTANTIAL OVERLAND FLOW. ANY CONCENTRATED FLOW MUST BE CONVEYED THROUGH THE DRAINAGE SYSTEM TO A SEDIMENT TRAP OR POND.
- IF THE FILTER FABRIC HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.
- SEDIMENT MUST BE REMOVED WHEN SEDIMENT IS 6 INCHES ABOVE GRADE.
- WHERE THE FENCE IS INSTALLED, THE SLOPE SHALL NOT BE GREATER THE 2H:1V.
- THE SILT FENCE FABRIC MUST WELL BURIED AND SECURE IN A TRENCH THAT STABILIZES THE FENCE AND DOES NOT ALLOW WATER TO BYPASS AND UNDERMINE THE SILT FENCE.
- SILT FENCE SHALL BE PLACED PARALLEL TO ELEVATION CONTOURS WITH THE FILTER FABRIC FACING UP SLOPE.

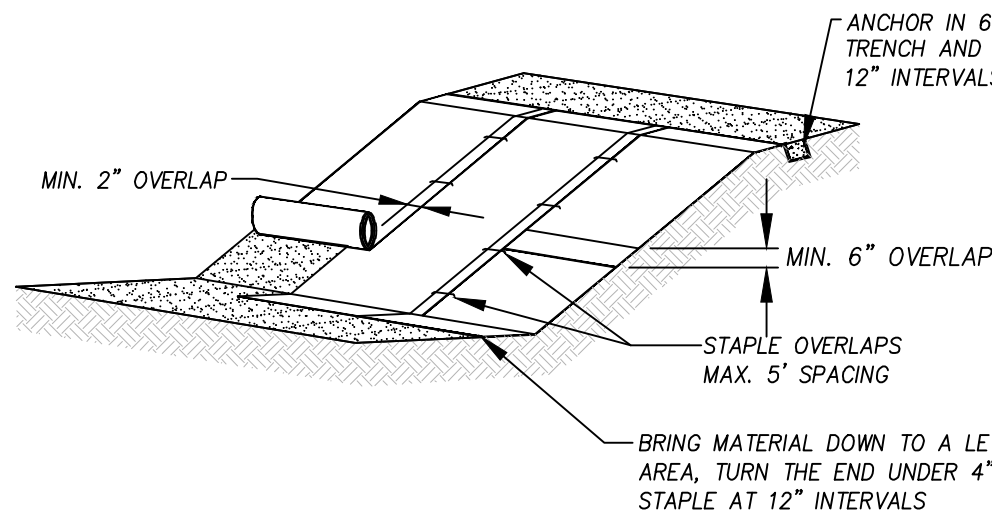
SILT FENCE
N.T.S.



NOTES:

- MINIMUM FOUR FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCLOSE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID PLACING POSTS OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
- TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
- NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
- FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE.
- FENCE SHALL NOT BE ATTACHED TO TREES OR ANY NATIVE VEGETATION.

TREE PROTECTION FENCING DETAIL
N.T.S.



NOTES:

- DO NOT STRETCH BLANKETS/MATTINGS TIGHT - ALLOW THE ROLLS TO MOLD TO ANY IRREGULARITIES.
- IF THERE IS A BERM AT THE TOP OF SLOPE, ANCHOR UPSLOPE OF THE BERM.
- FOR SLOPES LESS THAN 3H:1V, ROLLS MAY BE PLACED IN HORIZONTAL STRIPS.
- SLOPE SURFACE SHALL BE SMOOTH BEFORE PLACEMENT FOR PROPER SOIL CONTACT.
- STAPLING PATTERN AS PER MANUFACTURERS RECOMMENDATION.
- LIME, FERTILIZE AND SEE BEFORE INSTALLATION. PLANING OF SHRUBS, TREES, ETC. SHOULD OCCUR AFTER INSTALLATION.

TEMPORARY NETS AND BLANKETS
N.T.S.

REVISIONS	DESCRIPTION	BY	DATE




12/14/2022

FRONT STREET SHORT PLAT
VAMSHI PRIYA & KRANTHI BATHULA
TESC NOTES & DETAILS

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201, Issaquah, WA 98027 Phone: (425) 392-0250
Eastern Washington Division
407 Swiftwater Blvd., Cle Elum, WA 98922 Phone: (509) 674-7433

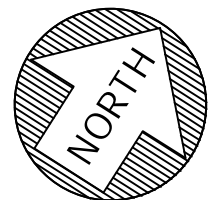


Know what's below.
Call before you dig.

APPROVAL CONDITIONS	
DSD Planner _____ Date _____	DSD Engineer _____ Date _____
<input type="checkbox"/> Reviewed and determined to be not applicable.	<input type="checkbox"/> Reviewed and determined to be not applicable.
DSD Planner _____ Date _____	
<input type="checkbox"/> Reviewed and determined to be not applicable.	Land Development Manager _____ Date _____
ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION	

JOB NO.	22679
DATE	12/14/2022
SCALE	NTS
DESIGNED	IMD
DRAWN	PMS
CHECKED	CP
APPROVED	CP

SHEET 5 of 10

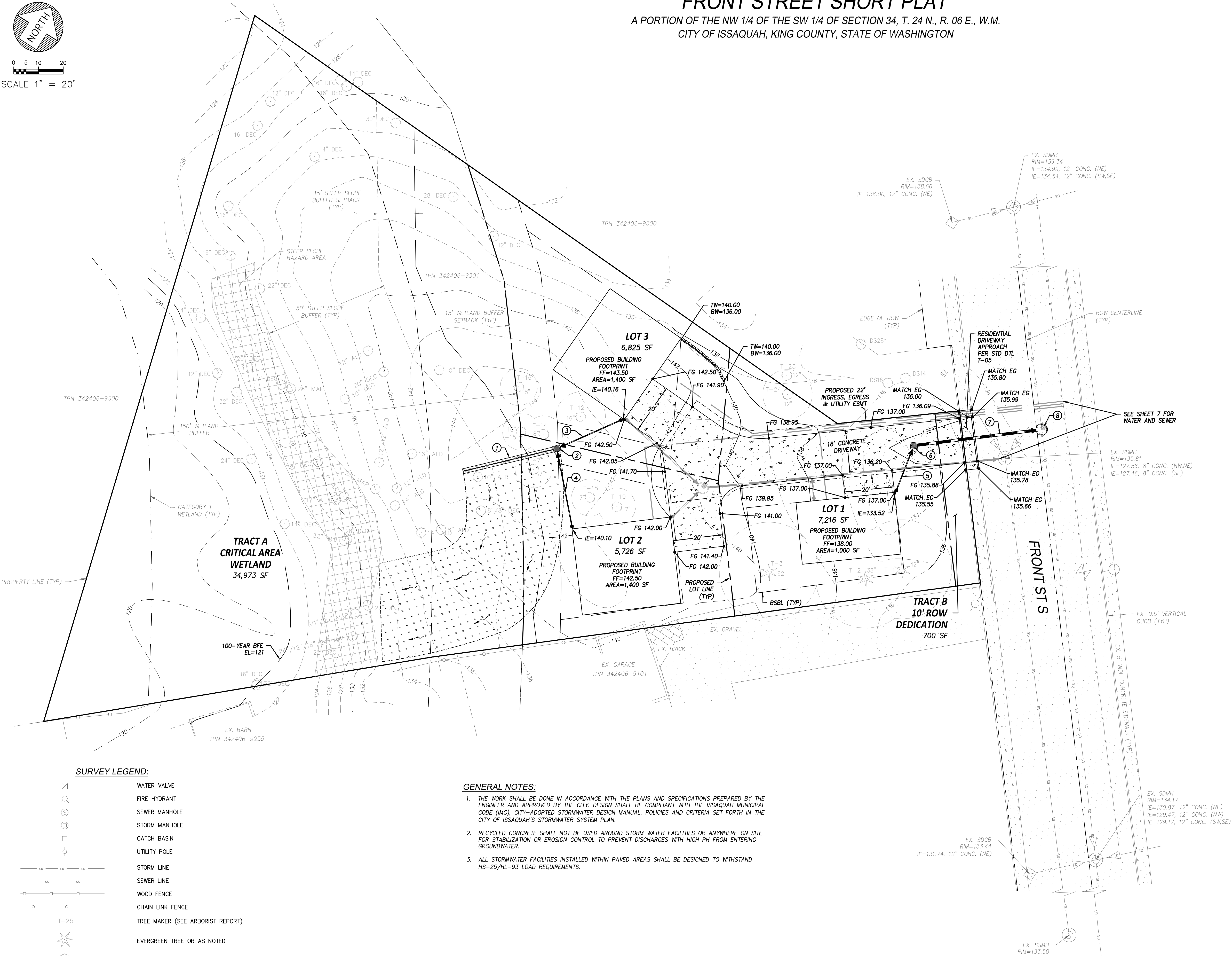


0 5 10 20

SCALE 1" = 20'

FRONT STREET SHORT PLAT

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.
CITY OF ISSAQUAH, KING COUNTY, STATE OF WASHINGTON



SURVEY LEGEND:

- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- STORM MANHOLE
- CATCH BASIN
- UTILITY POLE
- STORM LINE
- SEWER LINE
- WOOD FENCE
- CHAIN LINK FENCE
- TREE MAKER (SEE ARBORIST REPORT)
- EVERGREEN TREE OR AS NOTED
- DECIDUOUS TREE
- TREE DRIPLINE PER ARBORIST
- CONCRETE
- ASPHALT

GENERAL NOTES:

- THE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PREPARED BY THE ENGINEER AND APPROVED BY THE CITY. DESIGN SHALL BE COMPLIANT WITH THE ISSAQUAH MUNICIPAL CODE (IMC), CITY-ADOPTED STORMWATER DESIGN MANUAL, POLICIES AND CRITERIA SET FORTH IN THE CITY OF ISSAQUAH'S STORMWATER SYSTEM PLAN.
- RECYCLED CONCRETE SHALL NOT BE USED AROUND STORM WATER FACILITIES OR ANYWHERE ON SITE FOR STABILIZATION OR EROSION CONTROL TO PREVENT DISCHARGES WITH HIGH PH FROM ENTERING GROUNDWATER.
- ALL STORMWATER FACILITIES INSTALLED WITHIN PAVED AREAS SHALL BE DESIGNED TO WITHSTAND HS-25/HL-93 LOAD REQUIREMENTS.

STORM KEYNOTES:

- 40 LF FULL DISPERSION TRENCH W/NOTCHED GRADEBOARD W/100' FLOWPATH
- CB#1
TYPE 1 CB W/SOLID LID
RIM=142.73
4" PVC IE IN=139.57 (NE)
4" PVC IE IN=139.44 (SE)
4" IE OUT=139.44 (SW)
- 29 LF 4" PVC @ 2.00%
- 33 LF 4" PVC @ 2.00%
- 21 LF 4" PVC @ 2.00%
- CB#2
TYPE 1 CB W/GRATE
RIM=135.60
4" PVC IE IN=133.53 (S)
12" PVC IE OUT=132.87 (NE)
- 52 LF 12" PVC @ 2.00%
- CB#3
TYPE 2 CB W/SOLID LID
RIM=135.79 (MATCH EX)
12" CONC IE IN=131.83 (NW) -EXISTING
12" PVC IE IN=131.83 (SW)
12" CONC IE OUT=131.83 (SE) -EXISTING



Know what's below.
Call before you dig.

APPROVAL CONDITIONS

DSD Planner Date DSD Engineer Date

☐ Reviewed and determined to be not applicable. ☐ Reviewed and determined to be not applicable.

DSD Planner Date

☐ Reviewed and determined to be not applicable.

Land Development Manager Date



ONLY SHEETS WITH AUTHORIZING SIGNATURES
HAVE BEEN APPROVED FOR CONSTRUCTION



12/14/2022

FRONT STREET SHORT PLAT
VAMSHI PRIYA & KRANTHI BATHULA
GRADING & DRAINAGE PLAN

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 Issaquah, WA 98027 Phone: (425) 392-0250
Eastern Washington Division
407 SW Water Blvd. Cle Elum, WA 98922 Phone: (509) 674-7433

JOB NO. 22679
DATE 12/14/2022
SCALE 1"=20'
DESIGNED IMD
DRAWN PMS
CHECKED CP
APPROVED CP

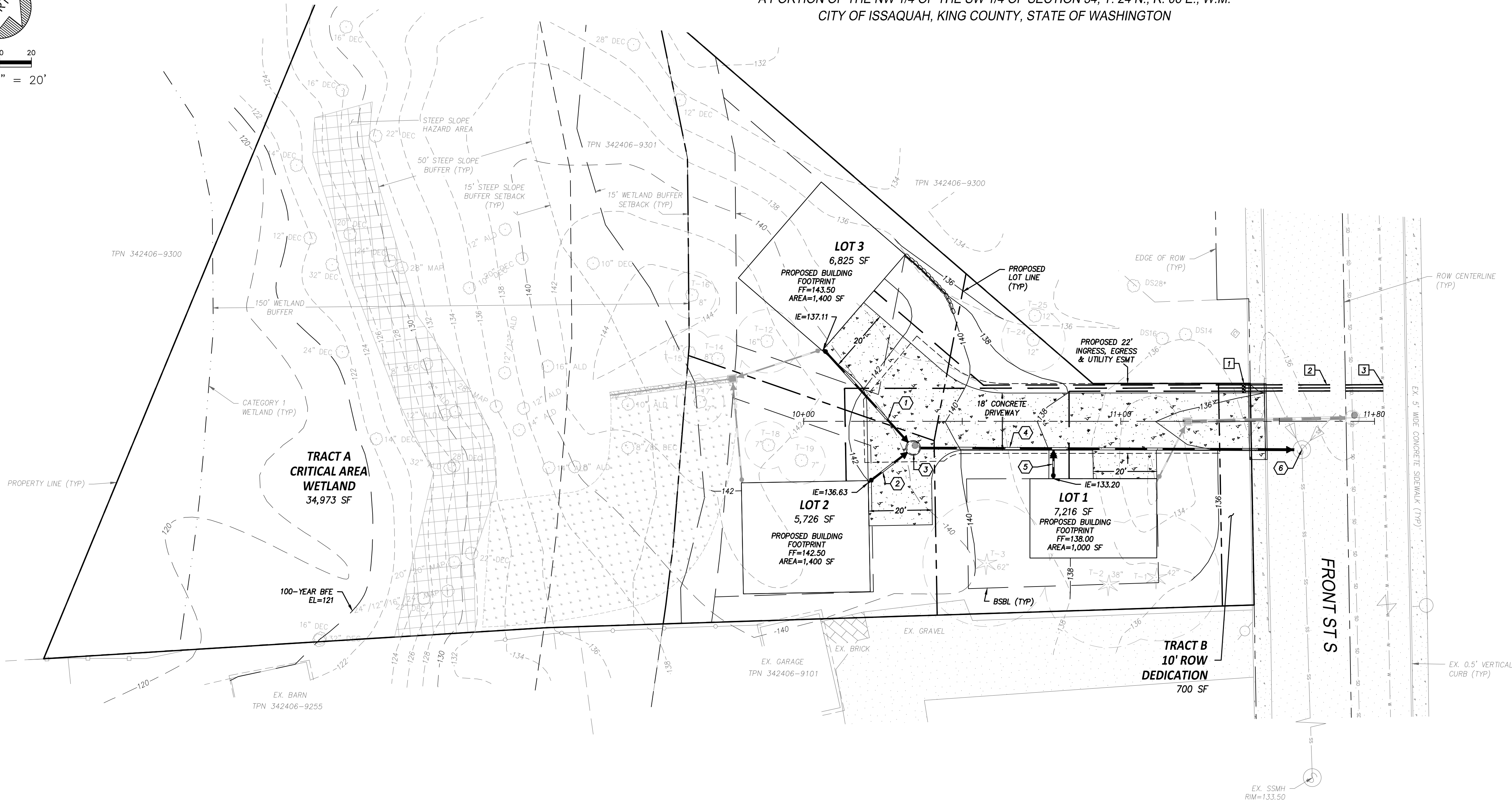
SHEET 6 of 10



0 5 10 20
SCALE 1" = 20'

FRONT STREET SHORT PLAT

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.
CITY OF ISSAQUAH, KING COUNTY, STATE OF WASHINGTON



SEWER KEYNOTES:

- 42 LF 6" PVC @ 2.00%
- 18 LF 6" PVC @ 2.00%
- SSMH #1
48" SSMH
STA:10+34.53, 8.38 RT
RIM=140.95
6" PVC IE IN=136.27 (W)
6" PVC IE IN=136.27 (S)
8" PVC IE OUT=136.10 (NE)
- 122 LF 8" PVC @ 6.98%
- 9 LF 6" PVC @ 2.00%
- EX SSMH
EX 48" SSMH
STA:11+56.97, 8.95 RT
RIM=135.81
8" PVC IE IN=127.56 (SW)
8" CONC IE IN=127.56 (N)
8" CONC IE IN=127.56 (NW)
8" CONC IE OUT=127.46 (SE)

WATER KEYNOTES:

- 3/4" WATER METER PER COI STD DTL W-09
- 1 1/4" WATER SERVICE PER COI STD DTL W-09
- CONNECT TO EXISTING WATER MAIN

SURVEY LEGEND:

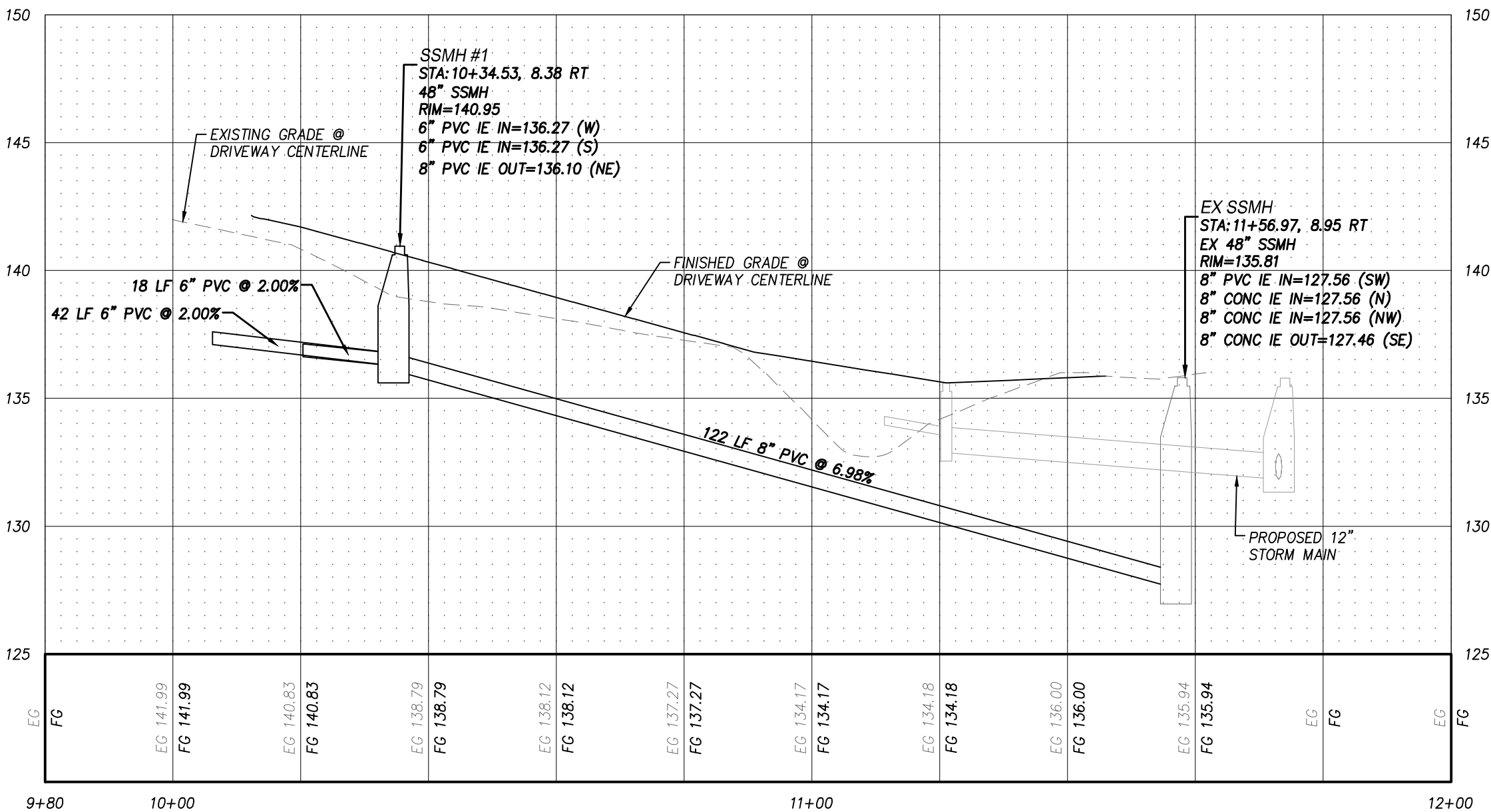
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- STORM MANHOLE
- CATCH BASIN
- UTILITY POLE
- STORM LINE
- SEWER LINE
- WOOD FENCE
- CHAIN LINK FENCE
- TREE MAKER (SEE ARBORIST REPORT)
- EVERGREEN TREE OR AS NOTED
- DECIDUOUS TREE
- TREE DRIPLINE PER ARBORIST
- CONCRETE
- ASPHALT

GENERAL NOTES:

- THE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PREPARED BY THE ENGINEER AND APPROVED BY THE CITY. DESIGN SHALL BE COMPLIANT WITH THE ISSAQUAH MUNICIPAL CODE (IMC), CITY-ADOPTED STORMWATER DESIGN MANUAL, POLICIES AND CRITERIA SET FORTH IN THE CITY OF ISSAQUAH'S STORMWATER SYSTEM PLAN.
- RECYCLED CONCRETE SHALL NOT BE USED AROUND STORM WATER FACILITIES OR ANYWHERE ON SITE FOR STABILIZATION OR EROSION CONTROL TO PREVENT DISCHARGES WITH HIGH PH FROM ENTERING GROUNDWATER.
- ALL STORMWATER FACILITIES INSTALLED WITHIN PAVED AREAS SHALL BE DESIGNED TO WITHSTAND HS-25/HL-93 LOAD REQUIREMENTS.

SANITARY SEWER NOTES

- THE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PREPARED BY THE ENGINEER AND APPROVED BY THE CITY. DESIGN SHALL BE COMPLIANT WITH THE ISSAQUAH MUNICIPAL CODE (IMC), CITY-ADOPTED SEWER DESIGN MANUAL, POLICIES AND CRITERIA SET FORTH IN THE CITY OF ISSAQUAH'S STORMWATER SYSTEM PLAN.
- SANITARY SEWER CLEANOUTS TO BE INSTALLED PER CITY OF ISSAQUAH STD. DETAIL S-07.
- SIDE SEWER STUBS TO BE INSTALLED PER CITY OF ISSAQUAH STD. DETAIL NO. S-08 AND S-09.



SEWER @ DRIVEWAY CENTERLINE

SCALE: HORIZ. 1" = 20'
VERT. 1" = 5'



Know what's below.
Call before you dig.

APPROVAL CONDITIONS

DSD Planner Date DSD Engineer Date

☐ Reviewed and determined to be not applicable. ☐ Reviewed and determined to be not applicable.

DSD Planner Date

☐ Reviewed and determined to be not applicable.

Land Development Manager Date

ONLY SHEETS WITH AUTHORIZING SIGNATURES
HAVE BEEN APPROVED FOR CONSTRUCTION

REVISIONS	DESCRIPTION	BY	DATE



12/14/2022

FRONT STREET SHORT PLAT
VAMSHI PRIYA & KRANTHI BATHULA
WATER & SEWER PLAN



JOB NO.	22679
DATE	12/14/2022
SCALE	1" = 20'
DESIGNED	IMD
DRAWN	PMS
CHECKED	CP
APPROVED	CP

SHEET 7 of 10

FRONT STREET SHORT PLAT

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.
CITY OF ISSAQUAH, KING COUNTY, STATE OF WASHINGTON

FRAME AND GRATE
SEE APPLICABLE STANDARD
DETAILS D-05, 6, 7, 8 AND 9.

PIPE ALLOWANCES	
PIPE MATERIAL	MAX. INSIDE DIA. (INCHES)
REINFORCED CONCRETE	12
ALL METAL PIPE	15
CORRUGATED POLYETHYLENE AND POLYPROPYLENE	12
SDR35 PVC	15

NOTES:

- CONCRETE INLET TO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 & C890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE STANDARD SPECIFICATIONS. AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN. AREA OF 0.12 SQUARE INCHES PER FOOT MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A497. WIRE FABRIC SHALL NOT BE PLACED IN KNOCKOUTS.
- PRECAST BASES SHALL BE FURNISHED WITH KNOCKOUTS HAVING A WALL THICKNESS OF 2" TO 2.5". ALL PIPE SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT.
- KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAM. PLUS CURB INLET WALL THICKNESS.
- ROUND OR "D" SHAPE KNOCKOUTS MAY BE ON ALL 4 SIDES WITH MAX. DIAM. OF 20".
- THE MAX. DEPTH FROM THE FINISHED GRADE TO THE INVERT ELEVATION OF THE LOWEST PIPE IS 5'.
- THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2" / FT.
- CATCH BASIN, FRAME AND GRATE SHALL CONFORM TO WSDOT STD. SPEC. 7-05.3, 9-05.15 AND 9-05.50.
- MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
- FRAME AND GRATE MAY BE INSTALLED WITH FLANGE DOWN.
- OFFSET BETWEEN CB AND GRATE FRAME SHALL NOT EXCEED: 3" ON RETROFIT INSTALLATIONS, 1/2" ON NEW INSTALLATIONS.
- OFFSET BETWEEN CATCH BASIN AND FRAME SHALL NOT EXCEED 1/2" ON NEW INSTALLATIONS AND 3" ON RETROFIT INSTALLATIONS.
- EDGE OF RISER SHALL NOT BE MORE THAN 2" FROM EDGE OF CATCH BASIN WALL.
- ADJUSTMENT RISERS AND FRAME SHALL BE SET IN 3/4" NON-SHRINK GROUT. WOOD SHIMS SHALL BE USED TO LEVEL FRAME TO MATCH ROAD CROSS SLOPE. REMOVE SHIMS WHEN MORTAR HAS SET. FILL VOIDS LEFT BY SHIMS.
- FILL LIFTING HOLES, PLASTER SMOOTH INSIDE AND OUT.
- MORTAR SHALL CONFORM TO WSDOT STD. SPEC. 9-20.4(3).
- PIPES SHALL BE FLUSHED WITH INTERIOR WALLS OF STRUCTURE, GROUTED AND WATER TIGHT.
- DO NOT PLACE CATCH BASIN IN SIDEWALK IF FEASIBLE. NON-SKID, ADA COMPLIANT SOLID LOCKING COVER REQUIRED IN SIDEWALK AND PLANTER AREAS.
- ALL CATCH BASINS SHALL BE LOCATED OUTSIDE THE WHEEL PATH WHERE FEASIBLE AND NOT IN A BIKE LANE.

CATCH BASIN TYPE 1

DATE: 2/01/2021
SCALE: NTS

STANDARD DETAIL NO. D-02

PIPE ALLOWANCES				
CATCH BASIN DIAMETER	PIPE MATERIAL WITH MAX. INSIDE DIAMETER			
	REINFORCED CONCRETE	ALL METAL PIPE	CORRUGATED POLYETHYLENE AND POLYPROPYLENE	SDR35 PVC
48"	24"	30"	24"	30"
54"	30"	36"	30"	36"
60"	36"	42"	36"	42"
72"	42"	54"	42"	48"
84"	54"	60"	54"	48"
96"	60"	72"	60"	48"

CATCH BASIN DIMENSIONS				
CATCH BASIN DIAMETER	MINIMUM WALL THICKNESS	MINIMUM BASE THICKNESS	MAXIMUM KNOCKOUT SIZE	MINIMUM DISTANCE BETWEEN KNOCKOUTS
48"	4"	6"	36"	8"
54"	4.5"	8"	42"	8"
60"	5"	8"	48"	8"
72"	6"	8"	60"	12"
84"	8"	12"	72"	12"
96"	8"	12"	84"	12"

NOTES:

- CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 (AASHTO M199) AND ASTM C890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE STANDARD SPECIFICATIONS.
- HANDHOLDS IN ADJUSTMENT SECTION SHALL HAVE 3" MIN. CLEARANCE. HANDHOLDS SHALL BE PLACED IN ALTERNATING GRATE RINGS OR LEVELING BRICK COURSE WITH A MIN. OF ONE HANDHOLD BETWEEN THE LAST STEP AND TOP OF THE FINISHED GRADE. FOR DETAILS SHOWING LADDER AND STEP, SEE DETAIL G-12.
- PRECAST BASES SHALL BE FURNISHED WITH KNOCKOUTS HAVING A WALL THICKNESS OF 2" TO 2.5". UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT. PIPES SHALL BE INSTALLED ONLY IN FACTORY KNOCKOUTS UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- CATCH BASIN FRAME AND GRATE SHALL CONFORM TO WSDOT STD. SPEC. 7.05.3, 9-05.15 AND 9-05.50.
- MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
- ALL BASE REINFORCING STEEL SHALL HAVE A MIN. YIELD STRENGTH OF 60,000 PSI AND BE PLACED IN THE UPPER HALF OF THE BASE WITH 1" MIN. CLEARANCE.
- MIN. SOIL BEARING VALUE SHALL EQUAL 3,300 POUNDS PER SQUARE FOOT.
- ADJUSTMENT RISERS AND FRAME SHALL BE SET IN 3/4" NON-SHRINK GROUT. WOOD SHIMS SHALL BE USED TO LEVEL FRAME TO MATCH ROAD CROSS SLOPE. REMOVE SHIMS WHEN MORTAR HAS SET AND FILL VOIDS LEFT BY SHIMS.
- FILL LIFTING HOLES INSIDE AND OUT. PLASTER SMOOTH INSIDE AND OUT.
- MORTAR SHALL CONFORM TO WSDOT STD. SPEC. 9-20.4(3).
- PIPES SHALL BE FLUSHED WITH INTERIOR WALLS OF STRUCTURE, GROUTED AND WATER TIGHT.
- CATCH BASINS OVER 15' IN DEPTH SEE DETAIL D-23.
- DO NOT PLACE CATCH BASIN IN SIDEWALK IF FEASIBLE. NON-SKID, ADA COMPLIANT SOLID LOCKING COVER REQUIRED IN SIDEWALK AND PLANTER AREAS.
- ALL CATCH BASINS SHALL BE LOCATED OUTSIDE THE WHEEL PATH WHERE FEASIBLE AND NOT IN A BIKE LANE.

CATCH BASIN TYPE 2

DATE: 2/01/2021
SCALE: NTS

STANDARD DETAIL NO. D-04

LOCKING GRATE PLAN VIEW

NON-LOCKING GRATE PLAN VIEW

ELEVATION

SLOT DETAIL

NOTES:

- SEE APPROVED MATERIAL LIST FOR GRATE.
- SEE DETAIL D-09 FOR FRAME.
- USE 5/8"-11 NC X 2" STAINLESS TYPE 304 STEEL SOCKET HEAD (ALLEN HEAD) BOLTS. SEE SLOT DETAIL.
- "OUTFALL TO STREAM DUMP NO POLLUTANTS" IN RAISED LETTERS SHALL BE LOCATED ON GRATE AS SHOWN, OR ON BORDER AREA.
- SHALL CONFORM TO WSDOT STD. SPEC. 9-05.15.
- WELDING IS NOT PERMITTED.
- EDGES SHALL HAVE 0.125" RADIUS, 0.125" CHAMFER OR COMPLETE DEBURRING.
- USE A BI-DIRECTIONAL VANED GRATE AT ANY LOW POINT OR WHEN FLOWS COME FROM MULTIPLE DIRECTIONS.
- COVER SHALL BE HS25 LOAD RATED IF INSTALLED IN ROADWAY.

VANED GRATE

DATE: 2/01/2021
SCALE: NTS

STANDARD DETAIL NO. D-05

PLAN COVER

SECTION A-A

NOTES:

- SEE DETAIL D-09 FOR FRAME.
- USE 5/8"-11 NC X 2" STAINLESS STEEL TYPE 304 STEEL SOCKET HEAD (ALLEN HEAD) BOLTS. INSTALL A BOLT IN EACH LOCK SLOT.
- SHALL CONFORM TO WSDOT STD. SPEC. 9-05.15.
- COVER SHALL HAVE THE WORD "DRAIN".
- COVER SHALL BE HS25 LOAD RATED IF INSTALLED IN ROADWAY.
- SEE APPROVED MATERIALS LIST FOR COVER.
- COVER SHALL BE NON-SKID ADA COMPLIANT IF LOCATED IN A SIDEWALK OR WHERE THERE WILL BE PEDESTRIAN ACCESS.

SOLID COVER

DATE: 2/01/2021
SCALE: NTS

STANDARD DETAIL NO. D-07

LANDSCAPED AREA

PAVED AREAS

NOTES:

- CAST IRON COVER MARKED "FDCO" FOR FOOTING DRAINS OR "SDCO" FOR STORM LINES.
- CAST IRON RING AND COVER. LOCKING BOLTS SHALL BE STAINLESS STEEL TYPE 304 SOCKET (ALLEN) HEAD BOLTS, 2 INCHES LONG. SEE APPROVED MATERIALS LIST.
- 8" MIN ASPHALT OR CLASS 3 CONCRETE COLLAR.
- CLEANOUTS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90 DEGREE BEND.

STORM DRAIN CLEANOUT

DATE: 2/01/2021
SCALE: NTS

STANDARD DETAIL NO. D-24



12/14/2022

FRONT STREET SHORT PLAT
VAMSHI PRIYA & KRANTHI BATHULA
STORM DETAILS

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201, Issaquah, WA 98027 Phone: (425) 392-0250
Eastern Washington Division
407 Swiftwater Blvd., Cle Elum, WA 98922 Phone: (509) 674-7433



Know what's below.
Call before you dig.

APPROVAL CONDITIONS

DSD Planner _____ Date _____

DSD Engineer _____ Date _____

☐ Reviewed and determined to be not applicable.

☐ Reviewed and determined to be not applicable.

DSD Planner _____ Date _____

☐ Reviewed and determined to be not applicable.

Land Development Manager _____ Date _____

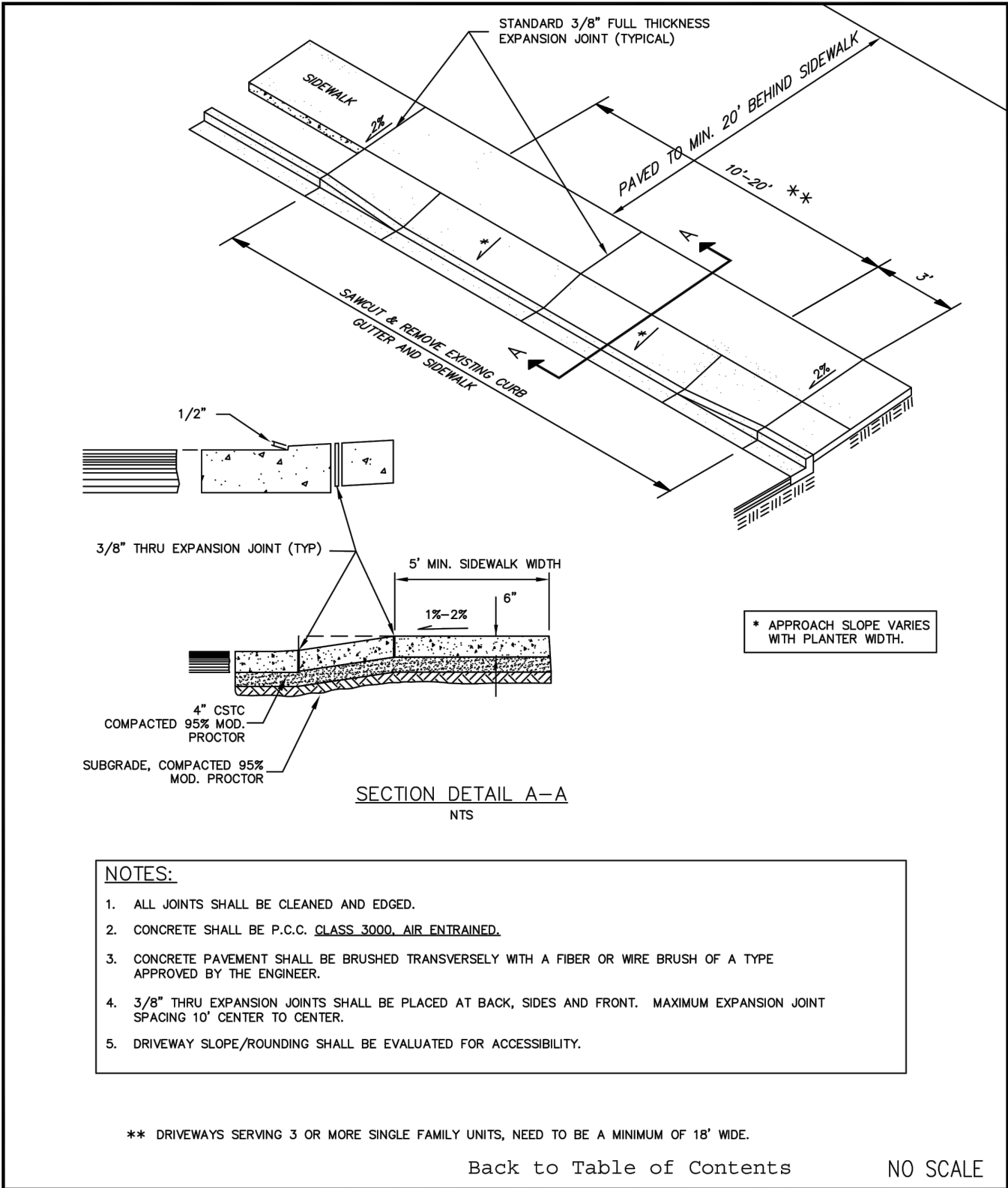
ONLY SHEETS WITH AUTHORIZING SIGNATURES
HAVE BEEN APPROVED FOR CONSTRUCTION

JOB NO.	22679
DATE	12/14/2022
SCALE	NTS
DESIGNED	IMD
DRAWN	PMS
CHECKED	CP
APPROVED	CP

SHEET 8 of 10

FRONT STREET SHORT PLAT

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.
CITY OF ISSAQUAH, KING COUNTY, STATE OF WASHINGTON



CITY OF ISSAQUAH
PUBLIC WORKS DEPARTMENT
AUGUST 2010

EXPIRES: 12-15-2011

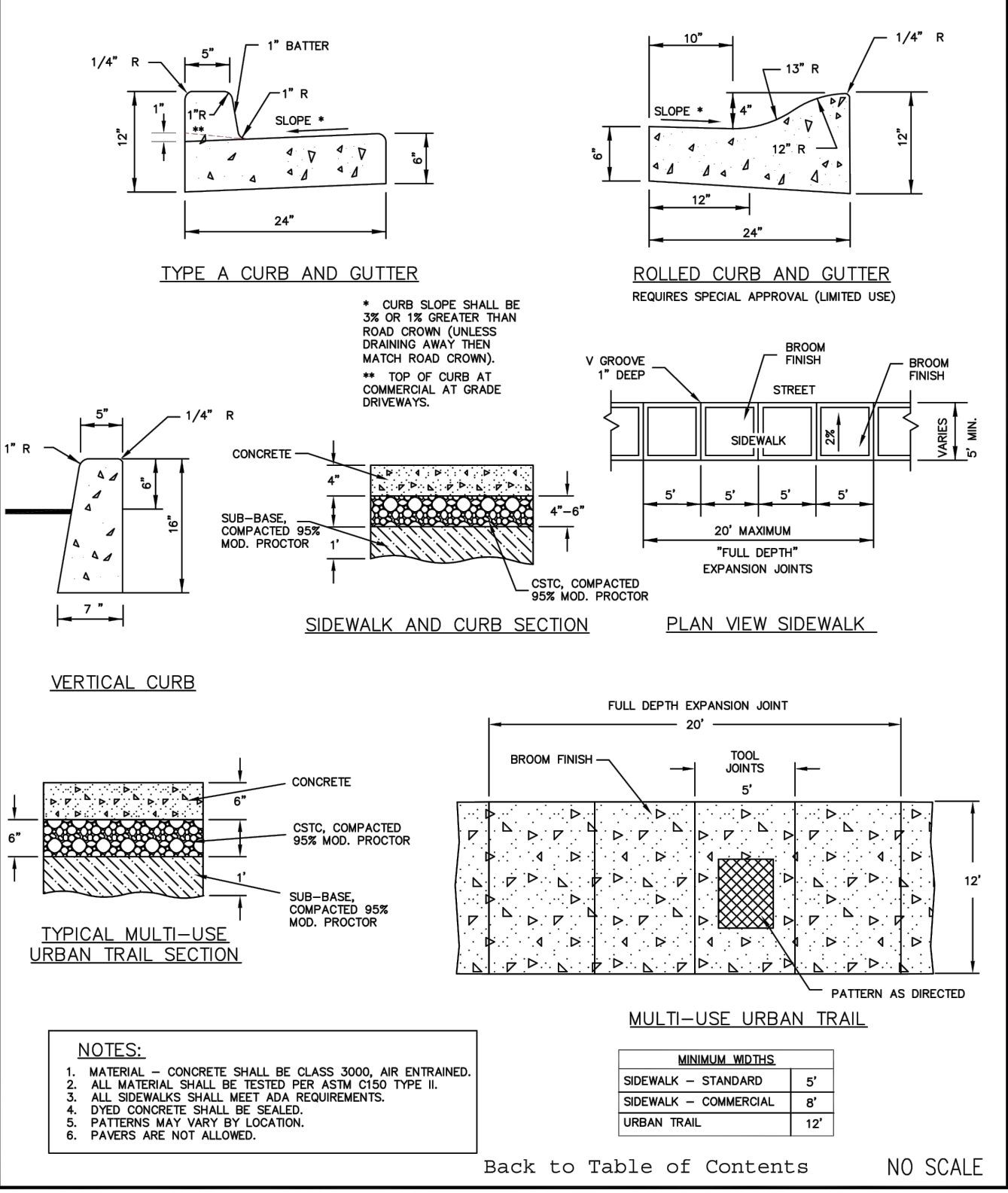
EXPIRES: 12-15-2011

RESIDENTIAL DRIVEWAY APPROACH

NOTE: THE ORIGINAL IS SIGNED BY THE ENGINEER, APPROVED FOR PUBLICATION AND FILED AT THE CITY OF ISSAQUAH PUBLIC WORKS ENGINEERING OFFICE.

STANDARD DETAIL NO. T-05

REV:



CITY OF ISSAQUAH
PUBLIC WORKS DEPARTMENT
AUGUST 2010

EXPIRES: 12-15-2011

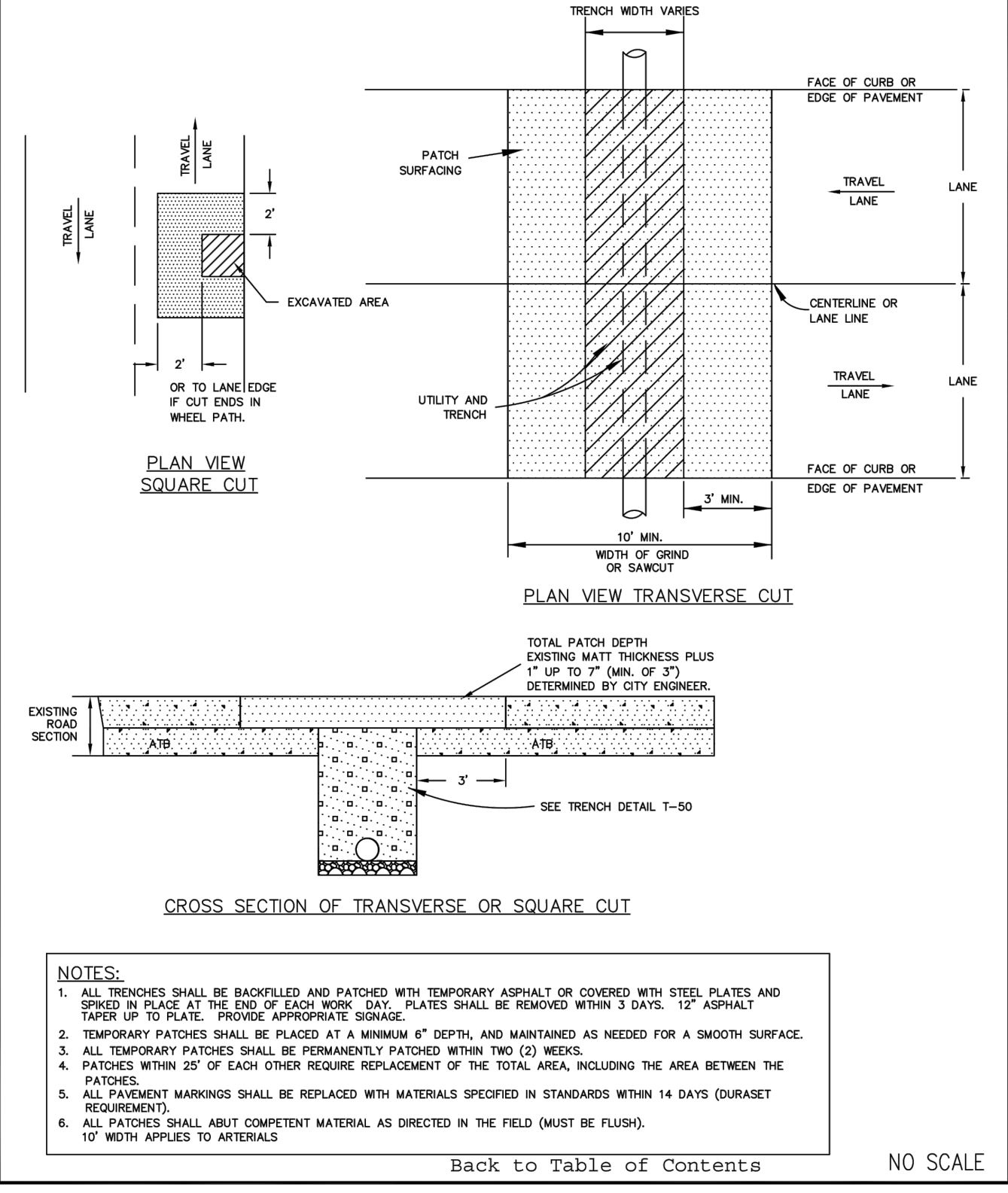
EXPIRES: 12-15-2011

SIDEWALKS/CURBS/URBAN TRAILS

NOTE: THE ORIGINAL IS SIGNED BY THE ENGINEER, APPROVED FOR PUBLICATION AND FILED AT THE CITY OF ISSAQUAH PUBLIC WORKS ENGINEERING OFFICE.

STANDARD DETAIL NO. T-38

REV:



CITY OF ISSAQUAH
PUBLIC WORKS DEPARTMENT
AUGUST 2010

EXPIRES: 12-15-2011

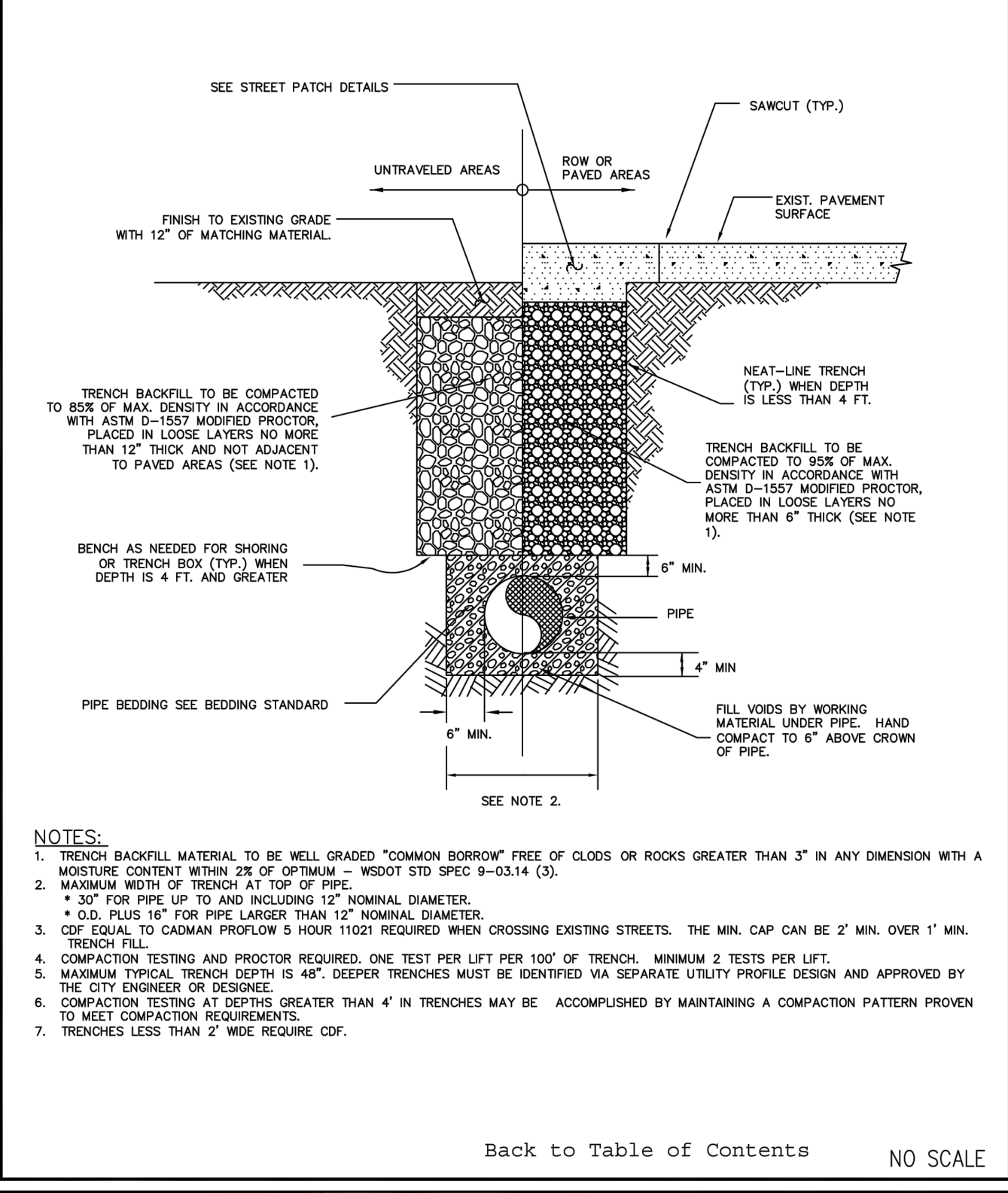
EXPIRES: 12-15-2011

PATCHING FLEXIBLE PAVEMENTS TRANSVERSE OR SQUARE CUTS

NOTE: THE ORIGINAL IS SIGNED BY THE ENGINEER, APPROVED FOR PUBLICATION AND FILED AT THE CITY OF ISSAQUAH PUBLIC WORKS ENGINEERING OFFICE.

STANDARD DETAIL NO. T-48

REV:



CITY OF ISSAQUAH
PUBLIC WORKS DEPARTMENT
AUGUST 2010

EXPIRES: 12-15-2011

EXPIRES: 12-15-2011

TRENCH DETAIL

NOTE: THE ORIGINAL IS SIGNED BY THE ENGINEER, APPROVED FOR PUBLICATION AND FILED AT THE CITY OF ISSAQUAH PUBLIC WORKS ENGINEERING OFFICE.

STANDARD DETAIL NO. T-50

REV:



Know what's below.
Call before you dig.

APPROVAL CONDITIONS

DSD Planner _____ Date _____ DSD Engineer _____ Date _____

☐ Reviewed and determined to be not applicable. ☐ Reviewed and determined to be not applicable.

DSD Planner _____ Date _____

☐ Reviewed and determined to be not applicable.



Land Development Manager _____ Date _____

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FRONT STREET SHORT PLAT
VAMSHI PRIYA & KRANTHI BATHULA
STREET DETAILS

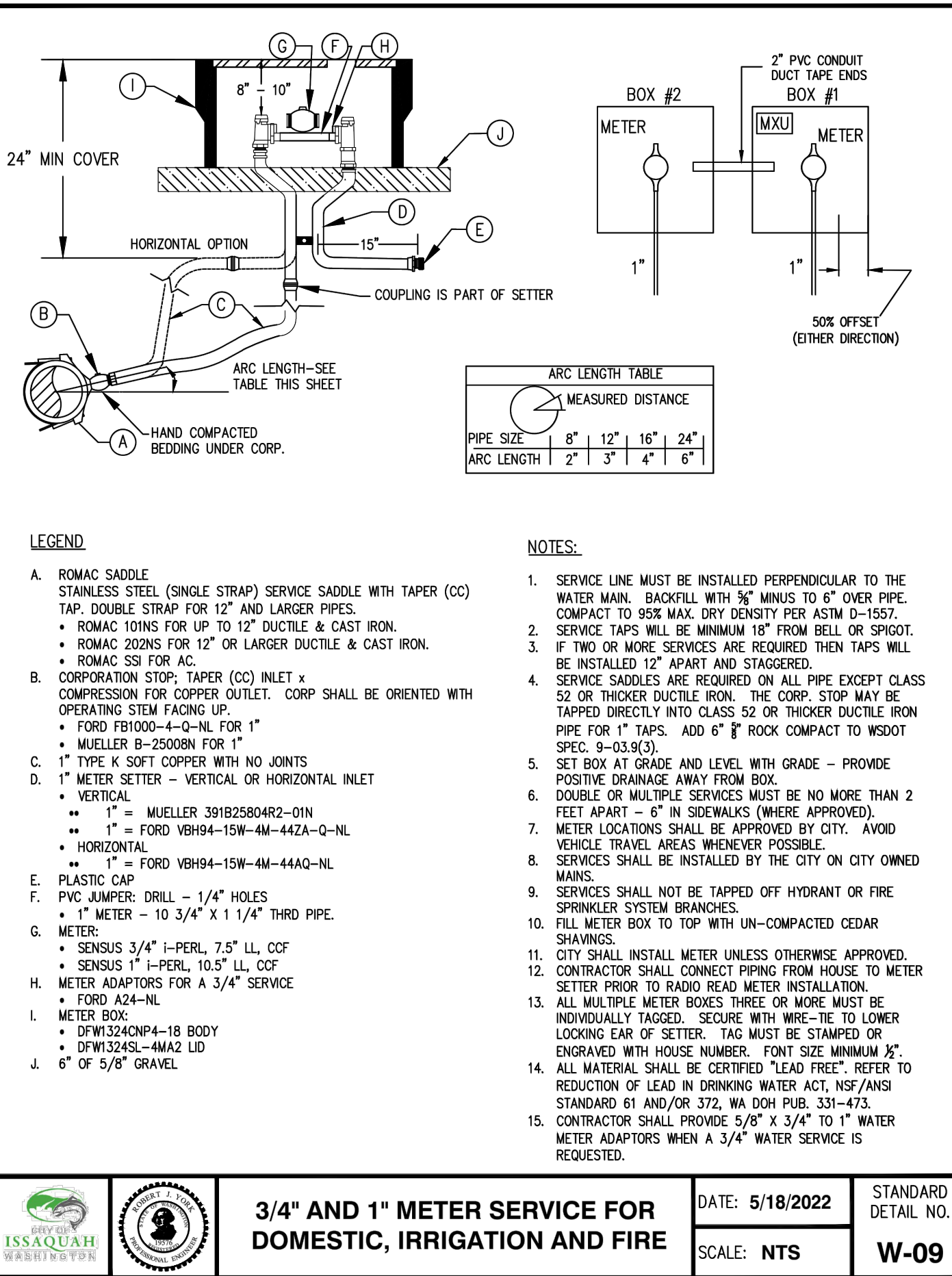
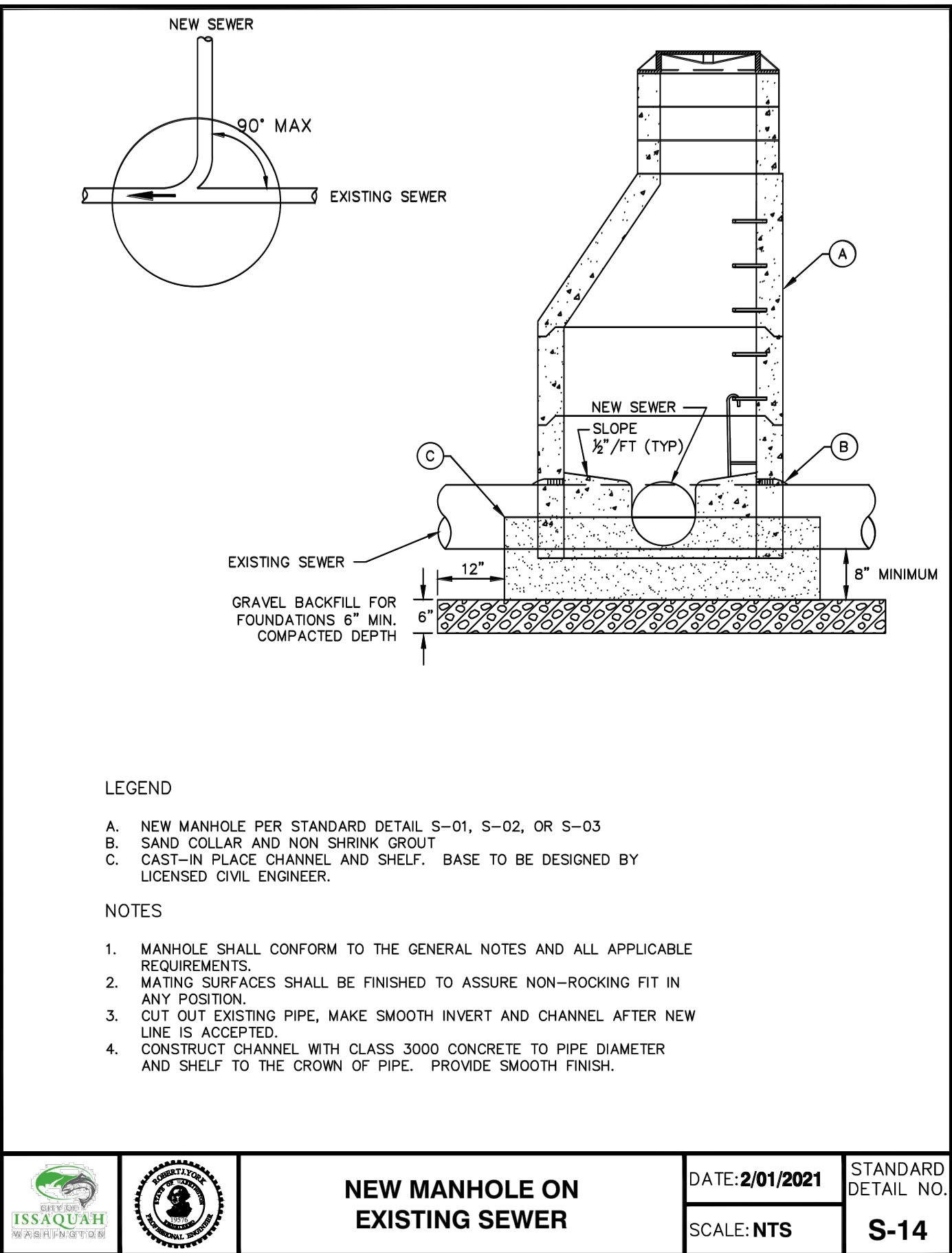
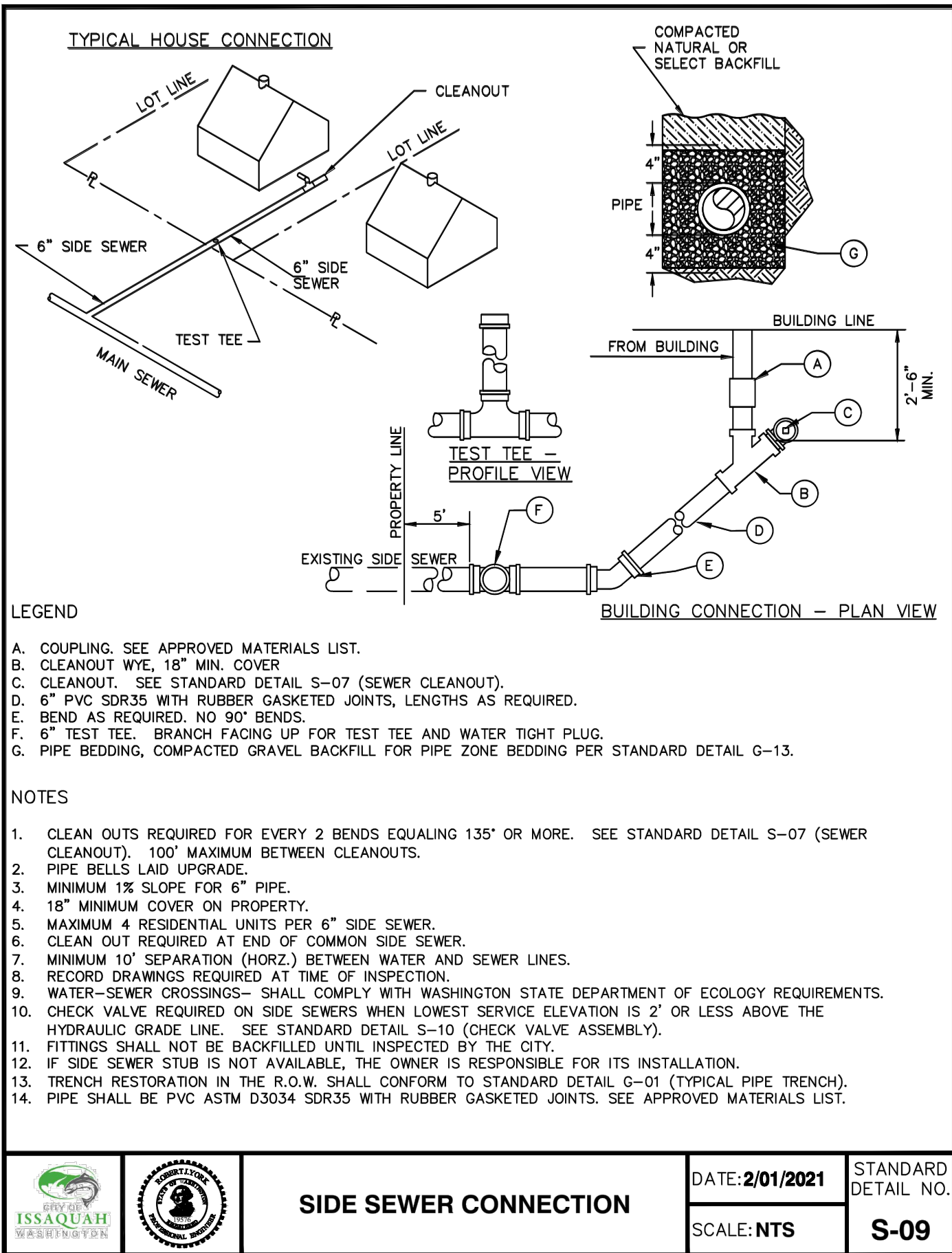
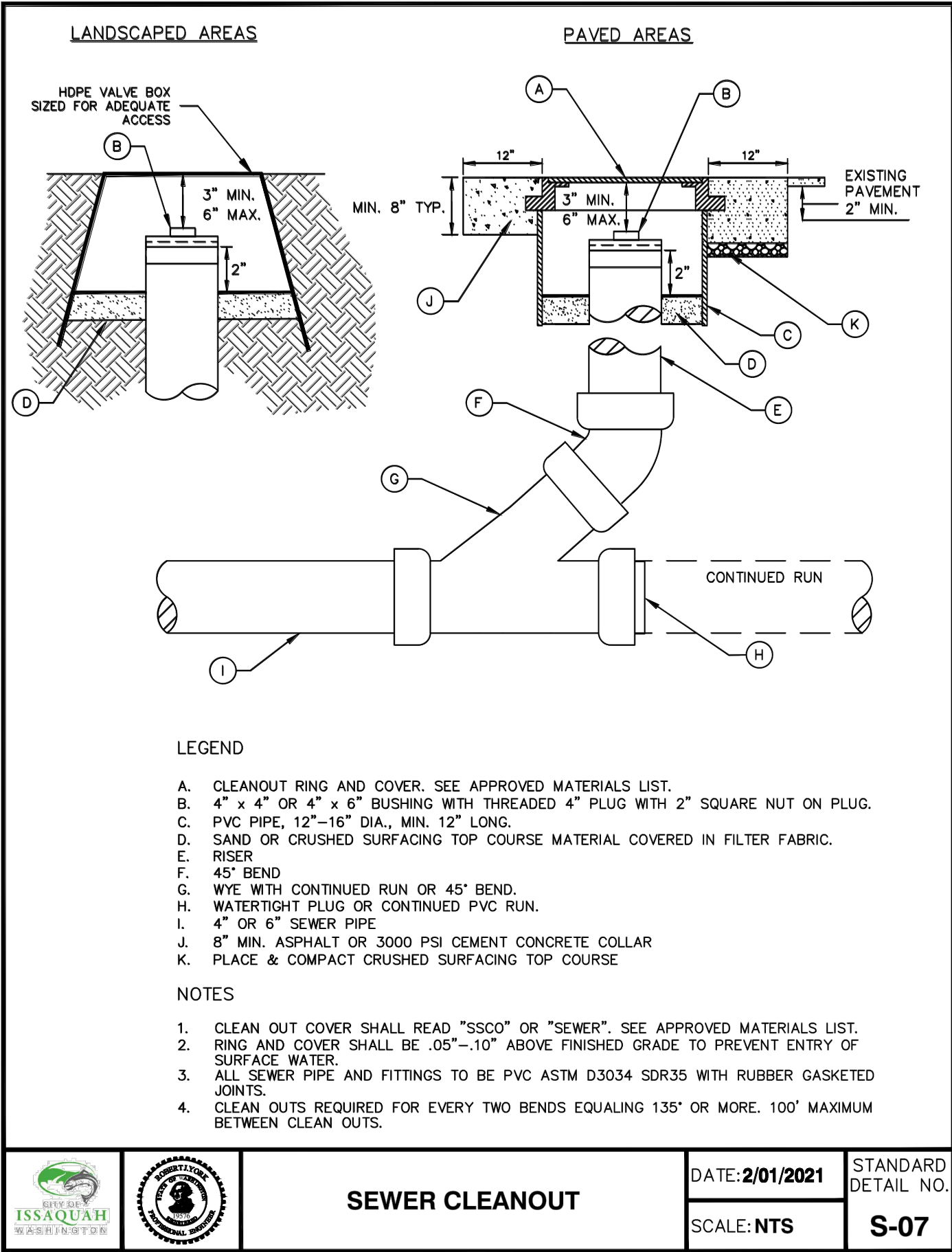
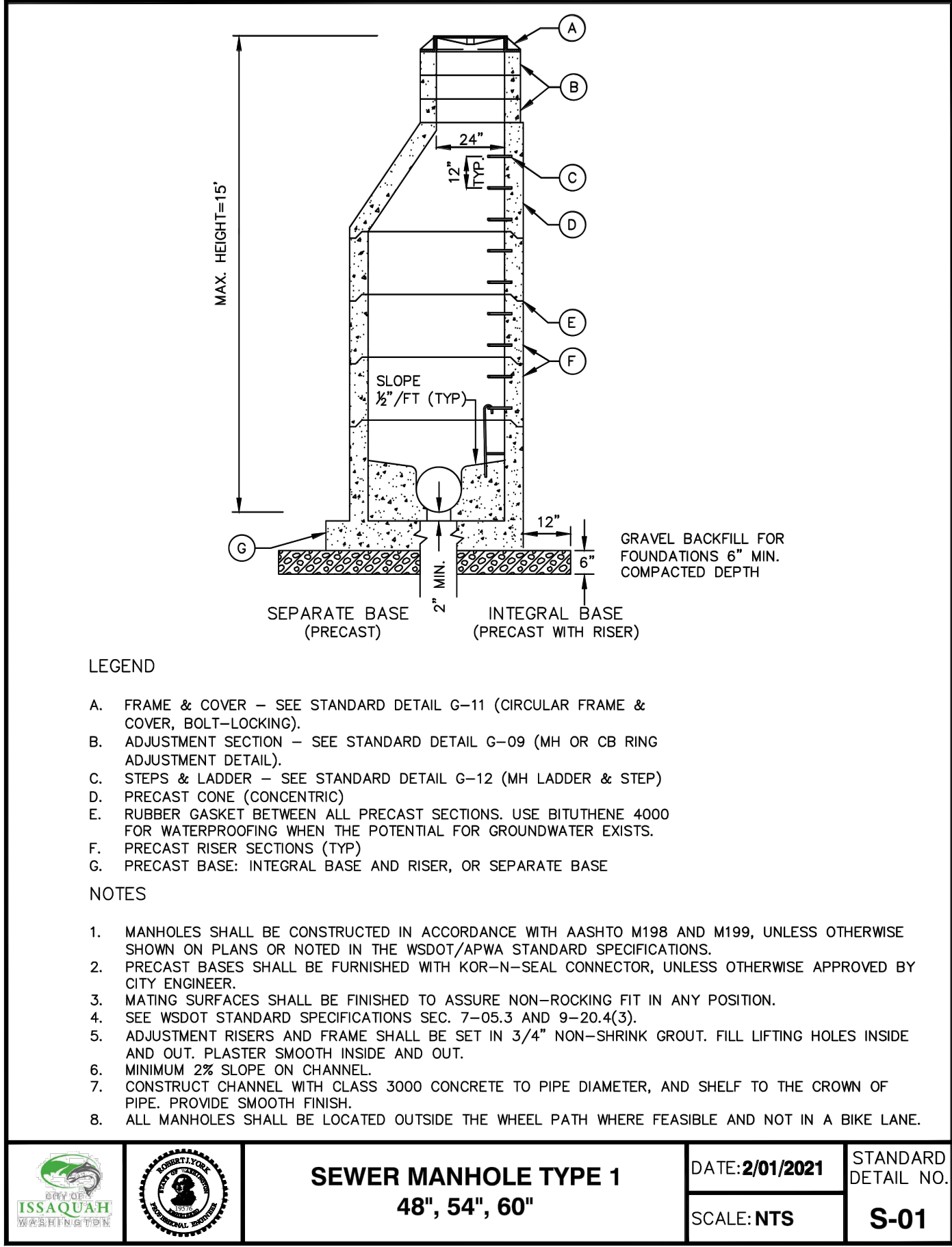
Encompass
ENGINEERING & SURVEYING
Western Washington Division
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Eastern Washington Division
407 Southwater Blvd. Cle Elum, WA 98922 Phone: (509) 674-7433

JOB NO. 22679
DATE 12/14/2022
SCALE NTS
DESIGNED IMD
DRAWN PMS
CHECKED CP
APPROVED CP

SHEET 9 of 10

FRONT STREET SHORT PLAT

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.
CITY OF ISSAQUAH, KING COUNTY, STATE OF WASHINGTON



REVISIONS	DESCRIPTION	BY	DATE



12/14/2022

FRONT STREET SHORT PLAT
VAMSHI PRIYA & KRANTHI BATHULA
WATER & SEWER DETAILS

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 Issaquah, WA 98027 Phone: (425) 392-0250
Eastern Washington Division
407 Swiftwater Blvd. Cle Elum, WA 98922 Phone: (509) 674-7433

JOB NO.	22679
DATE	12/14/2022
SCALE	NTS
DESIGNED	IMD
DRAWN	PMS
CHECKED	CP
APPROVED	CP

SHEET 10 of 10